

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1511/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$480,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Southbank

Period - From 01/07/2024 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	607/8 Bowen Cr MELBOURNE 3004	\$440,000	14/07/2025
2	4511/70 Southbank Blvd SOUTHBANK 3006	\$465,000	09/07/2025
3	2011/1 Freshwater PI SOUTHBANK 3006	\$500,000	01/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/08/2025 15:55



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
Year ending June 2025: \$555,000

Comparable Properties



607/8 Bowen Cr MELBOURNE 3004 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment



4511/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment



2011/1 Freshwater Pl SOUTHBANK 3006 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 01/07/2025
Property Type: Apartment

Account - Markovic Real Estate | P: (03) 9417 4100



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