

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

5502/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

9001/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$2,500,000	26-Feb-25
607/250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,275,000	04-Mar-25
250 ST KILDA ROAD SOUTHBANK VIC 3006	\$2,275,000	04-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 30 June 2025

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**9001/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 3 2

Sold Price **\$2,500,000** Sold Date **26-Feb-25**

Distance **0.22km**



**607/250 ST KILDA ROAD
SOUTHBANK VIC 3006**

3 2 2

Sold Price **\$2,275,000** Sold Date **04-Mar-25**

Distance **0.83km**



**250 ST KILDA ROAD SOUTHBANK
VIC 3006**

3 1 1

Sold Price

Sold Date **04-Mar-25**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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