

## 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

915/152-166 STURT STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 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

1011/152-166 STURT STREET SOUTHBANK VIC 3006	\$612,500	17-Feb-25
1901/152-166 STURT STREET SOUTHBANK VIC 3006	\$645,000	18-Dec-24
307/152-166 STURT STREET SOUTHBANK VIC 3006	\$635,000	26-Feb-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: 24 April 2025



**1011/152-166 STURT STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$612,500** Sold Date **17-Feb-25**

Distance **0km**



**1901/152-166 STURT STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$645,000** Sold Date **18-Dec-24**

Distance **0km**



**307/152-166 STURT STREET  
SOUTHBANK VIC 3006**

2 2 1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **26-Feb-25**

Distance **0km**

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

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