

## 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

2905/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$395,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Other

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

4614/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$430,000	20-Feb-25
2213/9 POWER STREET SOUTHBANK VIC 3006	\$410,000	17-Feb-25
2011/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$440,000	25-Oct-24

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: 02 April 2025