

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

120-150 STURT 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1007/56 DORCAS STREET SOUTHBANK VIC 3006	\$1,030,000	12-Dec-24
2708A/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$1,075,000	28-May-25
2610/81 CITY ROAD SOUTHBANK VIC 3006	\$1,060,000	06-May-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: 27 August 2025

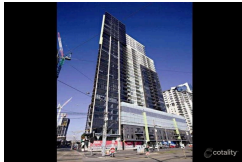


**1007/56 DORCAS STREET
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,030,000** Sold Date **12-Dec-24**

Distance **0.65km**



**2708A/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,075,000** Sold Date **28-May-25**

Distance **0.84km**



**2610/81 CITY ROAD SOUTH BANK
VIC 3006**

 3  2  1

Sold Price **\$1,060,000** Sold Date **06-May-25**

Distance **0.27km**

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

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