

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

2705/1-9 FRESHWATER PLACE 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

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2025

to

31 Dec 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

1704/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$720,000	15-Oct-25
2304/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$720,000	07-May-25
3002/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$675,000	17-Dec-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: 21 January 2026

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**1704/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$720,000** Sold Date **15-Oct-25**

Distance **0km**

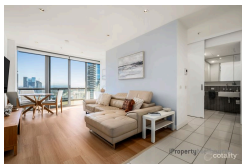


**2304/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price Sold Date **07-May-25**

Distance **0km**



**3002/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price ^{RS} **\$675,000** Sold Date **17-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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