

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

8508/70 SOUTHBANK BOULEVARD 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

\$1,898,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 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

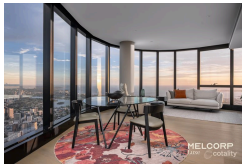
| | | |
|------------------------------------------------|-------------|-----------|
| 8505/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$1,850,000 | 10-Sep-25 |
| 3601/180 CITY ROAD SOUTHBANK VIC 3006 | \$2,620,000 | 15-Dec-25 |
| 4902/81 CITY ROAD SOUTHBANK VIC 3006 | \$2,800,000 | 11-Aug-25 |

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: 18 January 2026

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**8505/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 3 2

Sold Price **\$1,850,000** Sold Date **10-Sep-25**

Distance **0km**



**3601/180 CITY ROAD SOUTHBANK
VIC 3006**

3 3 2

Sold Price **\$2,620,000** Sold Date **15-Dec-25**

Distance **0.19km**



**4902/81 CITY ROAD SOUTHBANK
VIC 3006**

3 3 2

Sold Price **\$2,800,000** Sold Date **11-Aug-25**

Distance **0.16km**

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

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