

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

3 3 2

Distance **0.19km**



4902/81 CITY ROAD SOUTHBANK VIC 3006 Sold Price **\$2,800,000** Sold Date **11-Aug-25**

3 3 2

Distance **0.16km**

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

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