

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

4905/1 QUEENSBRIDGE SQUARE 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,550

Property type

Unit

Suburb

Southbank

Period-from

01 May 2025

to

30 Apr 2026

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

Address of comparable property	Price	Date of sale
2312/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$950,000	20-Apr-26

OR

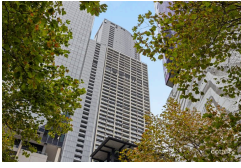
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 May 2026

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**2312/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 2  2  2

Sold Price

^{RS}

\$950,000

Sold Date

20-Apr-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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