

## 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

4409/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

3112/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$965,000	19-Oct-24
3706/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$1,625,000	25-Feb-25
5407/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$1,428,000	14-Oct-24

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: 07 March 2025

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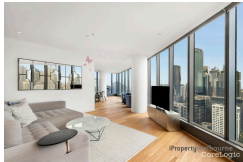


**3112/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$965,000** Sold Date **19-Oct-24**

Distance **0km**



**3706/1-9 FRESHWATER PLACE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price <sup>RS</sup> **\$1,625,000** Sold Date **25-Feb-25**

Distance **0km**



**5407/1 QUEENSBRIDGE SQUARE  
SOUTHBANK VIC 3006**

2 2 2

Sold Price **\$1,428,000** Sold Date **14-Oct-24**

Distance **0km**

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

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