

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 2111/1 Freshwater Place, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$549,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Southbank

Period - From 23/03/2025

to 22/03/2026

Source Property Data

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 six 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 |
|---|-------------------------------------|-----------|--------------|
| 1 | 2308/1 Freshwater PI SOUTHBANK 3006 | \$565,000 | 07/01/2026 |
| 2 | 1112/63 Whiteman St SOUTHBANK 3006 | \$520,000 | 25/11/2025 |
| 3 | 913/26 Southgate Av SOUTHBANK 3006 | \$533,000 | 31/10/2025 |

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 six months.~~

This Statement of Information was prepared on:

23/03/2026 15:17



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$549,000

Median Unit Price

23/03/2025 - 22/03/2026: \$560,000

Comparable Properties



2308/1 Freshwater PI SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$565,000

Method: Private Sale

Date: 07/01/2026

Property Type: Apartment

1112/63 Whiteman St SOUTHBANK 3006 (REI)

Agent Comments

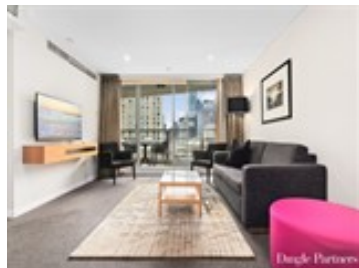
1 1 1

Price: \$520,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment



913/26 Southgate Av SOUTHBANK 3006 (REI)

Agent Comments

1 1 1

Price: \$533,000

Method: Private Sale

Date: 31/10/2025

Rooms: 2

Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577