

## 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

1409/18 HOFF BOULEVARD 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,850

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2025

to

28 Feb 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

103/60 KAVANAGH STREET SOUTHBANK VIC 3006	507000	12-Dec-25
2003/245-251 CITY ROAD SOUTHBANK VIC 3006	518000	13-Nov-25
3701/18 HOFF BOULEVARD SOUTHBANK VIC 3006	551000	31-Oct-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: 17 March 2026


**103/60 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

2 2 1

 Sold Price <sup>RS</sup> **507000** Sold Date **12-Dec-25**

 Distance **0.19km**

**2003/245-251 CITY ROAD  
 SOUTHBANK VIC 3006**

2 2 -

 Sold Price **518000** Sold Date **13-Nov-25**

 Distance **0.34km**
**3701/18 HOFF BOULEVARD  
 SOUTHBANK VIC 3006**

2 2 -

 Sold Price **551000** Sold Date **31-Oct-25**

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

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