

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	1109/43 Hancock Street, Southbank, VIC 3006
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Indicative selling price

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

Price Range	\$460,000	&	\$499,000
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Median sale price

Median price	\$553,943	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/12/2024	to	30/11/2025	Source	realestate.com.au

Comparable property sales

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
1104/245 CITY ROAD, SOUTHBANK VIC 3006	\$450,000	27/11/2025
1602/283 CITY ROAD, SOUTHBANK VIC 3006	\$475,000	19/11/2025
1511/45 CLARKE STREET, SOUTHBANK VIC 3006	\$500,000	31/10/2025

This Statement of Information was prepared on: 12/12/2025