

# 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

1301/25 Coventry Street, Southbank Vic 3006

### Indicative selling price

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

Single price \$880,000

### Median sale price

Median price \$560,000

Property Type Unit

Suburb Southbank

Period - From 01/05/2025

to 30/04/2026

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	1011/148 Wells St SOUTH MELBOURNE 3205	\$815,000	12/03/2026
2	2710/50 Albert Rd SOUTH MELBOURNE 3205	\$850,000	12/02/2026
3	65/28 Southgate Av SOUTHBANK 3006	\$838,100	12/11/2025

**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:

01/05/2026 09:01



 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$880,000

**Median Unit Price**

01/05/2025 - 30/04/2026: \$560,000

## Comparable Properties



**1011/148 Wells St SOUTH MELBOURNE 3205 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$815,000

**Method:** Private Sale

**Date:** 12/03/2026

**Property Type:** Apartment



**2710/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

 2   
  2   
  2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 12/02/2026

**Property Type:** Apartment



**65/28 Southgate Av SOUTHBANK 3006 (REI/VG)**

Agent Comments

 2   
  2   
  1

**Price:** \$838,100

**Method:** Expression of Interest

**Date:** 12/11/2025

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951