

# 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

1309/33 City Road, 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

\$380,000

### Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2025

to

31/03/2026

Source

REIV

### 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	1210/338 Kings Way SOUTH MELBOURNE 3205	\$371,000	30/04/2026
2	1709/200 Spencer St MELBOURNE 3000	\$365,000	20/04/2026
3	32 Kavanagh St SOUTHBANK 3006	\$380,000	10/04/2026

**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:

28/05/2026 13:29



**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 51 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$380,000  
**Median Unit Price**  
Year ending March 2026: \$545,000

## Comparable Properties

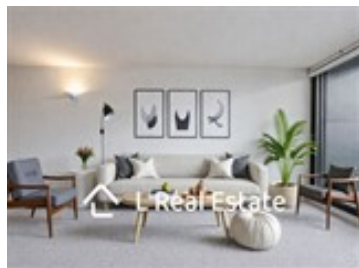


1210/338 Kings Way SOUTH MELBOURNE 3205 (REI)

[Agent Comments](#)



**Price:** \$371,000  
**Method:** Private Sale  
**Date:** 30/04/2026  
**Property Type:** Apartment



1709/200 Spencer St MELBOURNE 3000 (REI)

[Agent Comments](#)



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 20/04/2026  
**Property Type:** Apartment



32 Kavanagh St SOUTHBANK 3006 (REI/VG)

[Agent Comments](#)



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 10/04/2026  
**Property Type:** Unit  
**Land Size:** 45 sqm approx