

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

2104/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Southbank

Period - From 01/09/2025

to 31/08/2026

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	4513/70 Southbank Blvd SOUTHBANK 3006	\$565,000	05/05/2026
2	3605/8 Sutherland St MELBOURNE 3000	\$530,000	16/04/2026
3	2201/11 Bale Cirt SOUTHBANK 3006	\$540,000	12/03/2026

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:

01/09/2026 14:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

01/09/2025 - 31/08/2026: \$565,000

Comparable Properties



4513/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment



3605/8 Sutherland St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 16/04/2026

Property Type: Apartment

Land Size: 76 sqm approx



2201/11 Bale Cirt SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 12/03/2026

Property Type: Apartment

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