

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 \$500,000 & \$550,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Southbank

Period - From 22/09/2025

to 21/09/2026

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	3210/350 William St MELBOURNE 3000	\$545,000	25/04/2026
2	1609/11 Bale Cirt SOUTHBANK 3006	\$526,888	12/04/2026
3	3803/245 City Rd SOUTHBANK 3006	\$532,000	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:

22/09/2026 16:08



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
22/09/2025 - 21/09/2026: \$565,000

Comparable Properties



3210/350 William St MELBOURNE 3000 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 25/04/2026
Property Type: Apartment



1609/11 Bale Cirt SOUTHBANK 3006 (REI)

Agent Comments



Price: \$526,888
Method: Private Sale
Date: 12/04/2026
Property Type: Apartment



3803/245 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$532,000
Method: Private Sale
Date: 10/04/2026
Property Type: Apartment

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



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