Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2607/18 Hoff Boulevard, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$570,500	Pro	perty Type	Unit		Suburb	Southbank
Period - From	01/01/2025	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	2102/18 Hoff Blvd SOUTHBANK 3006	\$380,000	09/04/2025
2	309/88 Kavanagh St SOUTHBANK 3006	\$450,000	20/03/2025
3	601/118 Kavanagh St SOUTHBANK 3006	\$400,000	18/02/2025

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:	23/04/2025 14:33



Date of sale



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> **Indicative Selling Price** \$400,000 - \$420,000 **Median Unit Price** March quarter 2025: \$570,500



Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



2102/18 Hoff Blvd SOUTHBANK 3006 (REI)

Price: \$380,000 Method: Private Sale Date: 09/04/2025

Property Type: Apartment

Agent Comments



309/88 Kavanagh St SOUTHBANK 3006 (REI)



Agent Comments

Price: \$450,000 Method: Private Sale Date: 20/03/2025

Property Type: Apartment

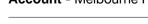


601/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Price: \$400,000 Method: Private Sale Date: 18/02/2025

Property Type: Apartment

Agent Comments



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



