

# 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

2607/18 Hoff Boulevard, Southbank Vic 3006

### Indicative selling price

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

Range between \$400,000 & \$420,000

### Median sale price

Median price \$570,500 Property 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	Price	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:

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Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



Property Type: Strata Unit/Flat  
Agent Comments

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



## Comparable Properties



2102/18 Hoff Blvd SOUTHBANK 3006 (REI)

Agent Comments



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



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)

Agent Comments



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



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