

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
8507/70 Southbank Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price	\$558,000	Property Type	Unit	Suburb	Southbank
Period - From	10/11/2024	to	09/11/2025	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	8505/70 Southbank Blvd SOUTHBANK 3006	\$1,850,000	10/09/2025
2	201/100 Lorimer St DOCKLANDS 3008	\$1,865,000	03/09/2025
3	289/100 Kavanagh St SOUTHBANK 3006	\$1,750,000	16/07/2025

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:

10/11/2025 12:21

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Unit Price

10/11/2024 - 09/11/2025: \$558,000

Comparable Properties

**8505/70 Southbank Blvd SOUTHBANK 3006 (REI/VG)**

Agent Comments

Price: \$1,850,000**Method:** Private Sale**Date:** 10/09/2025**Property Type:** Apartment**201/100 Lorimer St DOCKLANDS 3008 (REI)**

Agent Comments

Price: \$1,865,000**Method:** Private Sale**Date:** 03/09/2025**Property Type:** Apartment**289/100 Kavanagh St SOUTHBANK 3006 (VG)**

Agent Comments

Price: \$1,750,000**Method:** Sale**Date:** 16/07/2025**Property Type:** Strata Unit/Flat**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614