Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	121/285 City Road, Southbank, 3006

Indicative selling price

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

Single price $470,000.00 or range between _____ & _____

Median sale price

Median price $560,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Mar 2025 to Mar 2026 Source Property Data

Comparable property sales

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
1111/620 Collins St MELBOURNE 3000	$475,000.00	10/10/2025
1610/283 City Rd SOUTHBANK 3006	$480,000.00	25/09/2025
403/757 Bourke St DOCKLANDS 3008	$462,000.00	23/09/2025

This Statement of Information was prepared on: Thursday 19th March 2026