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	83/183 City Road, Southbank Vic 3006

Indicative selling price

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

Range between $549,000 & $599,000

Median sale price

Median price $560,000 Property Type Unit Suburb Southbank

Period - From 16/04/2025 to 15/04/2026 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	402/167 Gladstone St SOUTH MELBOURNE 3205	$550,000	22/03/2026
2	1906/50 Haig St SOUTHBANK 3006	$590,100	09/02/2026
3	108/38 Kavanagh St SOUTHBANK 3006	$599,000	09/12/2025

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: 16/04/2026 13:46

83/183 City Road, Southbank Vic 3006



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$549,000 - $599,000
Median Unit Price
16/04/2025 - 15/04/2026: $560,000

Comparable Properties



402/167 Gladstone St SOUTH MELBOURNE 3205 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 22/03/2026
Property Type: Apartment

Agent Comments

1906/50 Haig St SOUTHBANK 3006 (REI/VG)

2 1 1

Price: $590,100
Method: Private Sale
Date: 09/02/2026
Property Type: Apartment

Agent Comments



108/38 Kavanagh St SOUTHBANK 3006 (REI)

2 1 1

Price: $599,000
Method: Private Sale
Date: 09/12/2025
Property Type: Apartment

Agent Comments

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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