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	313/221 STURT STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Southbank
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

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 6 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
16/221 STURT STREET SOUTHBANK VIC 3006	$480,000	01-Dec-25
409/221 STURT STREET SOUTHBANK VIC 3006	$510,000	23-Feb-26
308/221 STURT STREET SOUTHBANK VIC 3006	$487,000	27-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 13 April 2026

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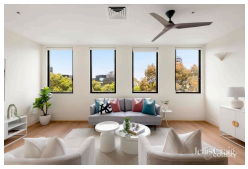


16/221 STURT STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$480,000** Sold Date **01-Dec-25**

Distance **0km**

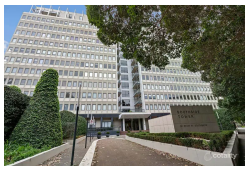


409/221 STURT STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$510,000** Sold Date **23-Feb-26**

Distance **0km**



308/221 STURT STREET SOUTHBANK VIC 3006

2 1 1

Sold Price RS **$487,000** Sold Date **27-Mar-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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