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	3214/81 City Road, Southbank, 3006

Indicative selling price

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

Single price $490,000.00 or range between _____ & _____

Median sale price

Median price $545,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Jan 2025 to Dec 2025 Source REIV

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
2712/560 Lonsdale St MELBOURNE 3000	$437,500.00	16/02/2026
1508/81 City Rd SOUTHBANK 3006	$410,000.00	6/01/2026
1009/81 City Rd SOUTHBANK 3006	$407,240.00	12/12/2025

This Statement of Information was prepared on: Tuesday 24th February 2026