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<br>Including suburb and postcode | 1410/26 Southgate Avenue, Southbank Vic 3006 |

## Indicative selling price

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

Range between $620,000 & $680,000

## Median sale price

Median price $555,000 Property Type Unit Suburb Southbank

Period - From 01/10/2025 to 31/12/2025 Source REIV

## 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 | 9/246 Albert St EAST MELBOURNE 3002 | $640,000 | 23/02/2026 |
| 2 | 205/9 Smith St FITZROY 3065 | $650,000 | 13/02/2026 |
| 3 | 603/9 Eades St EAST MELBOURNE 3002 | $665,000 | 03/02/2026 |

**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: 04/03/2026 10:51

Dingle Partners




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$620,000 - $680,000
**Median Unit Price**
December quarter 2025: $555,000

# Comparable Properties



**9/246 Albert St EAST MELBOURNE 3002 (REI)**

1 1 -

**Price:** $640,000
**Method:** Private Sale
**Date:** 23/02/2026
**Property Type:** Apartment

Agent Comments



**205/9 Smith St FITZROY 3065 (REI)**

1 1 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 13/02/2026
**Property Type:** Apartment

Agent Comments



**603/9 Eades St EAST MELBOURNE 3002 (REI)**

1 1 1

**Price:** $665,000
**Method:** Private Sale
**Date:** 03/02/2026
**Property Type:** Apartment

Agent Comments

**Account** - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811

REIV THE DIFFERENCE

propertydata .com.au

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