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	3206/250 CITY ROAD 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	$435,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$506,000	Property type	Unit	Suburb	Southbank
Period-from	01 Jul 2025	to	30 Jun 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
3309/45 CLARKE STREET SOUTHBANK VIC 3006	$425,000	03-Jun-26
2504/250 CITY ROAD SOUTHBANK VIC 3006	$435,700	30-Jan-26
2606/250 CITY ROAD SOUTHBANK VIC 3006	$435,700	14-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: 21 July 2026

Dingle Partners
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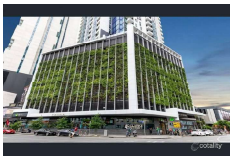

3309/45 CLARKE STREET SOUTHBANK VIC 3006

2 1 -

Sold Price **$425,000** Sold Date **03-Jun-26**

Distance **0.12km**



2504/250 CITY ROAD SOUTHBANK VIC 3006

2 1 -

Sold Price **$435,700** Sold Date **30-Jan-26**

Distance **0km**



2606/250 CITY ROAD SOUTHBANK VIC 3006

2 1 1

Sold Price Sold Date **14-Mar-26**

Distance **0km**



1807/250 CITY ROAD SOUTHBANK VIC 3006

2 1 -

Sold Price **$440,000** Sold Date **20-Feb-26**

Distance **0km**

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

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