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	1902/83 QUEENS BRIDGE 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	$678,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,550	Property type	Unit	Suburb	Southbank
Period-from	01 May 2025	to	30 Apr 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
1412/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	$685,000	20-Feb-26
2005/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	$650,000	05-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 May 2026

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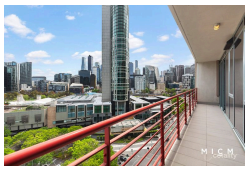

1412/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

2 1 1

Sold Price RS **$685,000** Sold Date **20-Feb-26**

Distance **0km**



2005/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006

3 1 1

Sold Price **$650,000** Sold Date **05-Mar-26**

Distance **0km**

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

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