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	1505/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $560,000 Property Type Unit Suburb Southbank

Period - From 09/04/2025 to 08/04/2026 Source Property Data

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	1002/60 Dorcas St SOUTHBANK 3006	$630,000	17/10/2025
2	2105/151 City Rd SOUTHBANK 3006	$636,800	13/02/2026
3	1404/22 Dorcas St SOUTHBANK 3006	$650,000	08/12/2025

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: 09/04/2026 13:53

1505/152 Sturt Street, Southbank Vic 3006



1 | | |

Property Type:
Divorce/Estate/Family Transfers
Land Size: 3880 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median Unit Price
09/04/2025 - 08/04/2026: $560,000

Comparable Properties



1002/60 Dorcas St SOUTHBANK 3006 (REI/VG)

2 | 2 | 1

Price: $630,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments

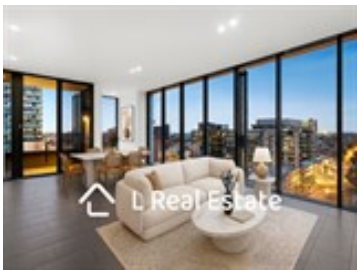


2105/151 City Rd SOUTHBANK 3006 (REI)

2 | 2 | 1

Price: $636,800
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment

Agent Comments



1404/22 Dorcas St SOUTHBANK 3006 (REI/VG)

2 | 2 | 1

Price: $650,000
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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