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	1804/152-166 STURT 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~~		or range between	$640,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Southbank
Period-from	01 Jun 2025	to	31 May 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
1805/39 COVENTRY STREET SOUTHBANK VIC 3006	$705,000	08-Apr-26
1203/22 DORCAS STREET SOUTHBANK VIC 3006	$650,000	21-Apr-26
1203/152-166 STURT STREET SOUTHBANK VIC 3006	$617,000	21-Apr-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: 24 June 2026

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1805/39 COVENTRY STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$705,000** Sold Date **08-Apr-26**

Distance **0.55km**

1203/22 DORCAS STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$650,000** Sold Date **21-Apr-26**

Distance **0.6km**

1203/152-166 STURT STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$617,000** Sold Date **21-Apr-26**

Distance **0km**

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

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