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 | 607/320 ST KILDA 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~~ | | or range between | $750,000 | & | $800,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $502,550 | 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 |
|---|---|---|
| 4000/241 CITY ROAD SOUTHBANK VIC 3006 | $780,000 | 22-May-26 |
| 41/27 QUEENS ROAD MELBOURNE VIC 3004 | $848,000 | 31-Mar-26 |
| 105/601 ST KILDA ROAD MELBOURNE VIC 3004 | $780,000 | 15-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: 04 June 2026

THE AGENCY
The Agency Admin
M 0430 230 066
E evonli@theagency.com.au




**4000/241 CITY ROAD SOUTHBANK VIC 3006**

2 2 1

Sold Price **$780,000** Sold Date **22-May-26**

Distance **0km**

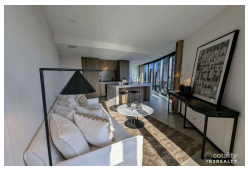


**41/27 QUEENS ROAD MELBOURNE VIC 3004**

1 2 2

Sold Price **$848,000** Sold Date **31-Mar-26**

Distance **1.49km**



**105/601 ST KILDA ROAD MELBOURNE VIC 3004**

2 2 1

Sold Price **$780,000** Sold Date **15-Apr-26**

Distance **0km**

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

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