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	65/120-150 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	$665,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$506,000	Property type	Unit	Suburb	Southbank
Period-from	01 Aug 2025	to	31 Jul 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.

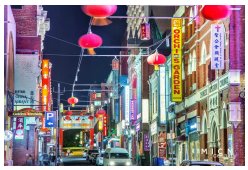
Address of comparable property	Price	Date of sale
116/416A ST KILDA ROAD MELBOURNE VIC 3004	$650,000	29-May-26
3/66 COVENTRY STREET SOUTHBANK VIC 3006	$665,000	03-May-26
2/41 PARK STREET SOUTH YARRA VIC 3141	$670,000	10-Mar-26

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: 04 August 2026

Ally Mooney
M 0419329508
E ally.mooney@belleproperty.com



116/416A ST KILDA ROAD MELBOURNE VIC 3004

2 1 1

Sold Price **$650,000** Sold Date **29-May-26**

Distance **1.37km**



3/66 COVENTRY STREET SOUTHBANK VIC 3006

2 1 1

Sold Price **$665,000** Sold Date **03-May-26**

Distance **0.5km**



2/41 PARK STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price RS **$670,000** UN Sold Date **10-Mar-26**

Distance **1.87km**

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

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