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	1308/152-166 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	$550,000	&	$600,000

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
2009/152-166 STURT STREET SOUTHBANK VIC 3006	$640,000	30-May-26
1505/152-166 STURT STREET SOUTHBANK VIC 3006	$600,000	15-May-26
3508/135 CITY ROAD SOUTHBANK VIC 3006	$530,000	11-May-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: 05 August 2026

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2009/152-166 STURT STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$640,000** Sold Date **30-May-26**

Distance **0km**

1505/152-166 STURT STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$600,000** Sold Date **15-May-26**

Distance **0km**

3508/135 CITY ROAD SOUTHBANK VIC 3006

2 2 1

Sold Price **$530,000** Sold Date **11-May-26**

Distance **0.31km**

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

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