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	1011/152 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $570,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	1215/35 Albert Rd MELBOURNE 3004	$635,000	17/01/2025
2	1901/152 Sturt St SOUTHBANK 3006	$645,000	08/01/2025
3	405/221 Sturt St SOUTHBANK 3006	$600,000	12/08/2024

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: 23/01/2025 14:39



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
Year ending December 2024: $570,000

Comparable Properties



1215/35 Albert Rd MELBOURNE 3004 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 17/01/2025
Property Type: Apartment

Agent Comments



1901/152 Sturt St SOUTHBANK 3006 (REI)

2 2 1

Price: $645,000
Method: Private Sale
Date: 08/01/2025
Property Type: Apartment
Land Size: 79 sqm approx

Agent Comments



405/221 Sturt St SOUTHBANK 3006 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment
Land Size: 90 sqm approx

Agent Comments

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222

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