Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	3709/18 Hoff Boulevard, Southbank, 3006

Indicative selling price

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

Single price		or range between	$548,000.00	&	$600,000.00

Median sale price

Median price	$499,000.00	Property type	Unit/Apartment	Suburb	SOUTHBANK
Period - From	Jun 2024	to	May 2025	Source	Corelogic

Comparable property sales

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
3808/11 BALE CIRCUIT SOUTHBANK VIC 3006	$565,000.00	17/04/2025
505/60 KAVANAGH STREET SOUTHBANK VIC 3006	$567,000.00	27/03/2025
3408/18 HOFF BOULEVARD SOUTHBANK VIC 3006	$550,000.00	04/03/2025

This Statement of Information was prepared on: Wednesday 25th June 2025