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	7/1 Riverside Quay, Southbank Vic 3006

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $570,500 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/03/2025 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	706/51 Thistlethwaite St SOUTH MELBOURNE 3205	$915,000	14/03/2025
2	1704/9 Power St SOUTHBANK 3006	$935,000	28/02/2025
3	1101/8 Kavanagh St SOUTHBANK 3006	$946,800	19/02/2025

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: 11/06/2025 13:20

7/1 Riverside Quay, Southbank Vic 3006



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
March quarter 2025: $570,500

Comparable Properties



706/51 Thistlethwaite St SOUTH MELBOURNE 3205 (REI/VG)

2 2 1

Price: $915,000
Method: Private Sale
Date: 14/03/2025
Property Type: Apartment
Land Size: 113 sqm approx

Agent Comments



1704/9 Power St SOUTHBANK 3006 (REI)

2 2 1

Price: $935,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment
Land Size: 93.90 sqm approx

Agent Comments



1101/8 Kavanagh St SOUTHBANK 3006 (REI/VG)

2 2 1

Price: $946,800
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Agent Comments

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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