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	2010/152 Sturt Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$498,000.00	&	$538,000.00

Median sale price

Median price	$570,000.00	Property type	Unit/Apartment	Suburb	SOUTHBANK

Period - From	Apr 2024	to	Mar 2025	Source	REIV

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
803/100 Harbour Esp DOCKLANDS 3008	$517,500.00	15/04/2025
409/300 Swanston St MELBOURNE 3000	$515,000.00	20/03/2025
202/39 Coventry St SOUTHBANK 3006	$511,000.00	20/01/2025

This Statement of Information was prepared on: Saturday 10th May 2025