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	3210/70 SOUTHBANK BOULEVARD 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Southbank
Period-from	01 Jan 2025	to	31 Dec 2025	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
2308/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	$390,000	26-Nov-25
3002/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	$390,000	23-Oct-25
3301/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	$406,000	18-Oct-25

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: 26 January 2026