Property Price Statement

Section 47AF of the Estate Agents Act 1980 | Single residential property located in the Melbourne metropolitan area

Date prepared	30/10/2026
Agent	Robert McLoughlin, Oxbridge Real Estate, 0428 420 025

1. Property offered for sale

Address	4501/90 Queens Bridge Street, Southbank VIC 3006
Building type	Apartment (new, completed)
Bed / Bath / Car spaces	1 / 1 / 0 (plus study)
Internal floor space	Approx. 52 sq m

2. Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting. The price is a single price or a range no wider than 10% of the lower amount.

Single price	$719,000

3. Seller's reserve price

Reserve price	N/A (not an auction or fixed-date sale)

4. Median sale price

Median price for residential properties of the same type in the same suburb, over a period of 3 to 12 months ending no more than 6 months before the date prepared.

Median price	$545,000
Property type	Unit
Suburb	Southbank
Period	01/04/2025 to 31/03/2026 (to be updated)
Source	Property Data Online (REIV)

5. Comparable property sales

The three properties the agent considers most comparable, sold within two kilometres of the property in the last six months.

	Address	Sale price	Date of sale	Bed / Bath / Car
1	1202/90 Queens Bridge St, Southbank	$658,000	TBC	1 / 1 / 0
2	3105/90 Queens Bridge St, Southbank	$815,000	TBC	2 / 1 / 0
3	3404/90 Queens Bridge St, Southbank	$820,000	TBC	2 / 1 / 0

Comparables are contracts for apartments in the same building, as shown on the developer stock list (Development ID, 30/10/2026). Only one one-bedroom sale is shown, so the two smallest two-bedroom sales are included; bed/bath/car for 1202 and car spaces are to be confirmed. Contract dates are to be confirmed with the developer, and the median period updated, before this statement is published.

6. Sale outcome

To be completed within 7 days of the property being sold unconditionally.

Sale price	
Unconditional sale date	

DRAFT for agent review. This statement must be checked and approved by the agent before it is attached to the listing.