

## 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

2807/18 HOFF BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3407/18 HOFF BOULEVARD SOUTHBANK VIC 3006 | \$425,000 | 04-May-24 |
| 4102/18 HOFF BOULEVARD SOUTHBANK VIC 3006 | \$534,000 | 25-Oct-24 |
| 3702/18 HOFF BOULEVARD SOUTHBANK VIC 3006 | \$549,000 | 27-Jul-24 |

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: 15 July 2025



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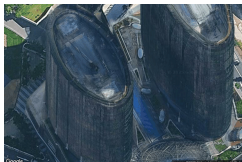


**3407/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$425,000** Sold Date **04-May-24**

Distance **0km**

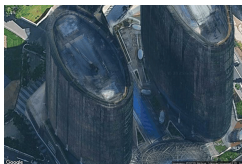


**4102/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$534,000** Sold Date **25-Oct-24**

Distance **0km**

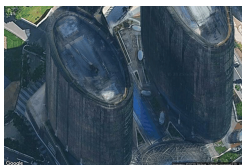


**3702/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$549,000** Sold Date **27-Jul-24**

Distance **0km**



**4707/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$544,000** Sold Date **28-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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