

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

3817/70 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

\$432,800

or range
between

&

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

2317/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$448,000	28-Aug-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: 17 January 2026

Council fees approx. \$1050 PA. Body corp fees approx. \$5100 PA. Built around late 2022 Current Rental: \$2,607/month, Lease expire Apr'26



2317/70 SOUTHBANK BOULEVARD Sold Price **\$448,000** Sold Date **28-Aug-25**
SOUTHBANK VIC 3006

 1  1  -

Distance **0km**



3301/70 SOUTHBANK BOULEVARD Sold Price **\$406,000** Sold Date **18-Oct-25**
SOUTHBANK VIC 3006

 1  1  -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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