

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		&	
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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



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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
SOUTHBANK VIC 3006

1 1 -

\$448,000 Sold Date **28-Aug-25**

Distance

0km



3301/70 SOUTHBANK BOULEVARD Sold Price
SOUTHBANK VIC 3006

1 1 -

\$406,000 Sold Date **18-Oct-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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