

# 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 4403/35 Queensbridge Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$890,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Southbank

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 six 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
1	6008/639 Little Lonsdale St MELBOURNE 3000	\$845,000	29/01/2026
2	2704/100 Harbour Esp DOCKLANDS 3008	\$920,000	19/01/2026
3	1109/68 La Trobe St MELBOURNE 3000	\$850,000	29/08/2025

**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 six months.~~

This Statement of Information was prepared on: 02/02/2026 12:34