

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

207/83 QUEENS BRIDGE STREET 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

or range
between

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,850

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2025

to

28 Feb 2026

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

48/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$660,000	29-Sep-25
1412/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$685,000	20-Feb-26
1710/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$655,000	14-Feb-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: 23 March 2026

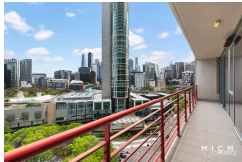


**48/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 2

Sold Price **\$660,000** Sold Date **29-Sep-25**

Distance **0km**



**1412/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price ^{RS} **\$685,000** Sold Date **20-Feb-26**

Distance **0km**



**1710/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$655,000** Sold Date **14-Feb-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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