

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

1711/1-9 FRESHWATER PLACE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,850

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 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

3002/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$675,000	17-Dec-25
1203/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$610,000	18-Dec-25
2308/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$565,000	07-Jan-26

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: 02 April 2026

MOSS SALES

P 9489 6622

M 0412 330 660

E sales@mossea.com.au



**3002/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$675,000** Sold Date **17-Dec-25**

Distance **0km**



**1203/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$610,000** Sold Date **18-Dec-25**

Distance **0km**



**2308/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$565,000** Sold Date **07-Jan-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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