

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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2025

to

31 Jul 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

2111/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$525,000	08-May-26
2910/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$582,000	05-Mar-26
1402/81 CITY ROAD SOUTHBANK VIC 3006	\$490,000	10-Apr-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: 07 August 2026

**2111/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**Sold Price **\$525,000** Sold Date **08-May-26**

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Distance **0km****2910/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**Sold Price **\$582,000** Sold Date **05-Mar-26**

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Distance **0km****1402/81 CITY ROAD SOUTHBANK
VIC 3006**Sold Price **\$490,000** Sold Date **10-Apr-26**

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Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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