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	1408/7 Riverside Quay, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,100,000

Median sale price

Median price $545,000 Property Type Unit Suburb Southbank

Period - From 01/04/2025 to 31/03/2026 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	2312/1 Freshwater Pl SOUTHBANK 3006	$950,000	20/04/2026
2	4603/45 Clarke St SOUTHBANK 3006	$1,010,000	17/04/2026
3	2607/7 Riverside Quay SOUTHBANK 3006	$1,250,000	01/03/2026

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: 26/05/2026 11:01

1408/7 Riverside Quay, Southbank Vic 3006

JellisCraig

Gerald Betts
03 8644 5500
0418 371 855
GeraldBetts@jelliscraig.com.au

Property Type:
Agent Comments

Indicative Selling Price
$1,100,000
Median Unit Price
Year ending March 2026: $545,000

Comparable Properties

2312/1 Freshwater Pl SOUTHBANK 3006 (REI/VG)

2 | 2 | 2

Price: $950,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment

Agent Comments

4603/45 Clarke St SOUTHBANK 3006 (REI/VG)

3 | 2 | 1

Price: $1,010,000
Method: Private Sale
Date: 17/04/2026
Property Type: Apartment

Agent Comments

2607/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

2 | 2 | 1

Price: $1,250,000
Method: Private Sale
Date: 01/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata.com.au

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