

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

2806/18 HOFF BOULEVARD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2025

to

30 Jun 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

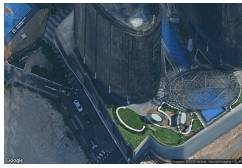
Date of sale

605/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$665,000	11-May-26
265/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$665,000	16-Jun-26
11 BALE CIRCUIT SOUTHBANK VIC 3006	\$665,000	11-May-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: 30 July 2026



**605/11 BALE CIRCUIT SOUTHBANK
VIC 3006**

 2  2  1

Sold Price

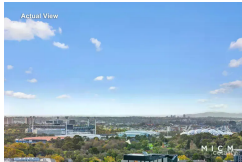
\$665,000

Sold Date

11-May-26

Distance

0.04km



**265/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$665,000**

Sold Date

16-Jun-26

Distance

0.15km



**11 BALE CIRCUIT SOUTHBANK VIC
3006**

 2  2  1

Sold Price

\$665,000

Sold Date

11-May-26

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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