

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

3204E/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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,550

Property type

Unit

Suburb

Southbank

Period-from

01 May 2025

to

30 Apr 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

1809/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$685,728	10-Mar-26
610/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$630,000	15-Jan-26
604/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$625,000	30-Oct-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: 25 May 2026



**1809/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$685,728

Sold Date **10-Mar-26**

Distance **0.04km**



**610/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$630,000

Sold Date **15-Jan-26**

Distance **0.15km**



**604/11 BALE CIRCUIT SOUTHBANK
VIC 3006**

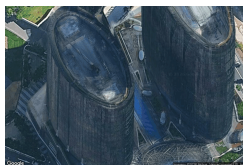
 2  2  -

Sold Price

\$625,000

Sold Date **30-Oct-25**

Distance **0.04km**



**3407/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

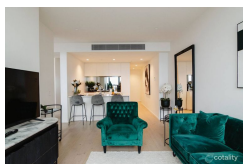
 2  2  -

Sold Price

\$659,478

Sold Date **09-Oct-25**

Distance **0.04km**



**4106/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$650,000

Sold Date **25-Sep-25**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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