

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

405/18 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

\$690,000

&

\$750,000

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

2606/180 CITY ROAD SOUTHBANK VIC 3006	\$750,000	06-May-26
1805/14 KAVANAGH STREET SOUTHBANK VIC 3006	\$740,000	09-Apr-26
2001/56 DORCAS STREET SOUTHBANK VIC 3006	\$750,000	11-Dec-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: 27 May 2026

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2606/180 CITY ROAD SOUTHBANK VIC 3006

Sold Price

^{RS}

\$750,000

Sold Date **06-May-26**

 2  2  1

Distance **0.26km**



1805/14 KAVANAGH STREET SOUTHBANK VIC 3006

Sold Price

\$740,000

Sold Date **09-Apr-26**

 2  2  1

Distance **0.43km**



2001/56 DORCAS STREET SOUTHBANK VIC 3006

Sold Price

\$750,000

Sold Date **11-Dec-25**

 2  2  -

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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