

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

3001A/7 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2025

to

31 Aug 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

3702/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$573,469	09-Jun-26
2108/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$601,000	23-Sep-26
175A/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$618,000	02-Jul-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: 29 September 2026



**3702/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 1  1  -

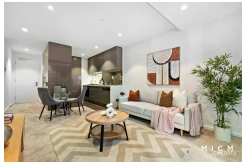
Sold Price

\$573,469

Sold Date **09-Jun-26**

Distance

0.11km



**2108/60 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

^{RS} **\$601,000**

Sold Date **23-Sep-26**

Distance

0.08km



**175A/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  -  -

Sold Price

\$618,000

Sold Date **02-Jul-26**

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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