

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

808/43 HANCOCK STREET 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2025

to

31 Jul 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

905/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$390,000	01-May-26
614/152-166 STURT STREET SOUTHBANK VIC 3006	\$370,000	23-Aug-26
3710/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$368,000	19-Aug-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: 28 August 2026



**905/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$390,000** Sold Date **01-May-26**

Distance **0.39km**



**614/152-166 STURT STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$370,000** Sold Date **23-Aug-26**

Distance **0.69km**



**3710/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$368,000** Sold Date **19-Aug-26**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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