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

92/285 City Road, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$380,000		&		\$410,000	כ		
Median sale p	rice							
Median price	\$570,500	Pro	operty Type	Unit			Suburb	Southbank
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2701/135 City Rd SOUTHBANK 3006	\$395,000	01/05/2025
2	117/38 Kavanagh St SOUTHBANK 3006	\$382,500	08/04/2025
3	69/88 Kavanagh St SOUTHBANK 3006	\$400,000	07/03/2025

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 six months.

This Statement of Information was prepared on:

23/05/2025 17:43



Dingle Partners





Rooms: 2 Property Type: Unit Agent Comments Indicative Selling Price \$380,000 - \$410,000 Median Unit Price March quarter 2025: \$570,500

Comparable Properties

2701/135 City Rd SOUTHBANK 3006 (REI) 1 1 1 1 1 1 Price: \$395,000 Method: Private Sale Date: 01/05/2025 Property Type: Apartment	Agent Comments
117/38 Kavanagh St SOUTHBANK 3006 (REI/VG) 1 1 1 1 Price: \$382,500 Method: Private Sale Date: 08/04/2025 Property Type: Apartment	Agent Comments
69/88 Kavanagh St SOUTHBANK 3006 (REI/VG) 1 1 1 1 1 1 Price: \$400,000 Method: Private Sale Date: 07/03/2025 Property Type: Apartment	Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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