

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 29/120 Sturt Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$675,000

Median sale price

Median price \$593,000 Property Type Unit Suburb Southbank

Period - From 06/03/2024 to 05/03/2025 Source Property Data

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.

	Address of comparable property	Price	Date of sale
1	1901/152 Sturt St SOUTHBANK 3006	\$645,000	08/01/2025
2	120/120 Sturt St SOUTHBANK 3006	\$675,000	24/12/2024
3	20/120 Sturt St SOUTHBANK 3006	\$662,000	28/10/2024

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: 06/03/2025 12:49



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$675,000

Median Unit Price

06/03/2024 - 05/03/2025: \$593,000

Comparable Properties



1901/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 08/01/2025

Property Type: Apartment

Land Size: 79 sqm approx



120/120 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 24/12/2024

Property Type: Apartment



20/120 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$662,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255