

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

109/221 Sturt Street, Southbank Vic 3006

Indicative selling price

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

Range between \$515,000 & \$550,000

Median sale price

Median price \$570,500 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/03/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	29/39 Dorcas St SOUTH MELBOURNE 3205	\$531,666	25/03/2025
2	3408/18 Hoff Blvd SOUTHBANK 3006	\$550,000	18/03/2025
3	1204/60 Dorcas St SOUTHBANK 3006	\$540,000	04/02/2025

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:

27/06/2025 07:08



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$515,000 - \$550,000

Median Unit Price

March quarter 2025: \$570,500

Comparable Properties

29/39 Dorcas St SOUTH MELBOURNE 3205 (VG)

Agent Comments

 2
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Price: \$531,666

Method: Sale

Date: 25/03/2025

Property Type: Subdivided Flat - Single OYO Flat



3408/18 Hoff Blvd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2
  2
  -

Price: \$550,000

Method: Private Sale

Date: 18/03/2025

Property Type: Apartment

1204/60 Dorcas St SOUTHBANK 3006 (VG)

Agent Comments

 2
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Price: \$540,000

Method: Sale

Date: 04/02/2025

Property Type: Flat/Unit/Apartment (Res)