

# 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

1501/26 Southgate Avenue, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$510,000

### Median sale price

Median price

\$553,888

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2024

to

31/12/2024

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	2809/601 Little Lonsdale St MELBOURNE 3000	\$471,000	28/01/2025
2	905/26 Southgate Av SOUTHBANK 3006	\$490,000	13/01/2025
3	501/97 Palmerston Cr SOUTH MELBOURNE 3205	\$505,000	22/11/2024

**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:

19/02/2025 17:55



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$510,000

**Median Unit Price**  
 December quarter 2024: \$553,888

## Comparable Properties



**2809/601 Little Lonsdale St MELBOURNE 3000 (REI)**

[Agent Comments](#)

1  
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**Price:** \$471,000  
**Method:** Private Sale  
**Date:** 28/01/2025  
**Property Type:** Apartment



**905/26 Southgate Av SOUTHBANK 3006 (REI/VG)**

[Agent Comments](#)

1  
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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 13/01/2025  
**Property Type:** Unit



**501/97 Palmerston Cr SOUTH MELBOURNE 3205 (REI)**

[Agent Comments](#)

1  
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**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** Apartment

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



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