

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

6207/18 HOFF BOULEVARD 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

6207/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,600,000	15-Feb-25
701/118 RUSSELL STREET MELBOURNE VIC 3000	\$1,660,000	05-Jun-25
2106/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$1,500,000	07-May-25

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: 27 June 2025



6207/7 RIVERSIDE QUAY SOUTHBANK VIC 3006

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Sold Price **\$1,600,000** Sold Date **15-Feb-25**

Distance **0.47km**



701/118 RUSSELL STREET MELBOURNE VIC 3000

3 2 -

Sold Price ^{RS} **\$1,660,000** Sold Date **05-Jun-25**

Distance **1.45km**



2106/18 CLAREMONT STREET SOUTH YARRA VIC 3141

3 2 2

Sold Price ^{RS} **\$1,500,000** Sold Date **07-May-25**

Distance **2.99km**

RS = Recent sale

UN = Undisclosed Sale

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