

## 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

1107/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 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

1213/9 POWER STREET SOUTHBANK VIC 3006	\$420,000	18-Mar-25
1610/9 POWER STREET SOUTHBANK VIC 3006	\$378,000	11-Apr-24
1614/9 POWER STREET SOUTHBANK VIC 3006	\$377,000	24-May-24

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: 19 May 2025



**1213/9 POWER STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$420,000** Sold Date **18-Mar-25**

Distance **0km**



**1610/9 POWER STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$378,000** Sold Date **11-Apr-24**

Distance **0km**

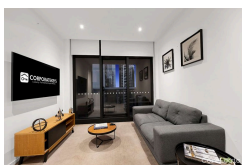


**1614/9 POWER STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$377,000** Sold Date **24-May-24**

Distance **0km**



**2013/9 POWER STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$390,000** Sold Date **19-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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