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<br>Including suburb and postcode | 2011/1 Freshwater Place, Southbank Vic 3006 |

## Indicative selling price

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

Single price $500,000

## Median sale price

Median price $571,000 Property Type Unit Suburb Southbank

Period - From 26/06/2024 to 25/06/2025 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 | 5511/70 Southbank Blvd SOUTHBANK 3006 | $474,500 | 25/06/2025 |
| 2 | 902/152 Sturt St SOUTHBANK 3006 | $435,000 | 18/06/2025 |
| 3 | 2106/60 Kavanagh St SOUTHBANK 3006 | $420,000 | 28/05/2025 |

**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: 26/06/2025 14:33

# 2011/1 Freshwater Place, Southbank Vic 3006

Dion Besser
9531 1000
0412 556 443
dion@besserco.com.au



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$500,000
**Median Unit Price**
26/06/2024 - 25/06/2025: $571,000

## Comparable Properties



**5511/70 Southbank Blvd SOUTHBANK 3006 (REI)**

1 1 -

**Price:** $474,500
**Method:** Private Sale
**Date:** 25/06/2025
**Property Type:** Apartment
**Land Size:** 62 sqm approx

Agent Comments



**902/152 Sturt St SOUTHBANK 3006 (REI)**

1 1 -

**Price:** $435,000
**Method:** Sold Before Auction
**Date:** 18/06/2025
**Property Type:** Apartment

Agent Comments



**2106/60 Kavanagh St SOUTHBANK 3006 (REI/VG)**

1 1 -

**Price:** $420,000
**Method:** Private Sale
**Date:** 28/05/2025
**Property Type:** Apartment

Agent Comments



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