## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	17/83 Whiteman Street, Southbank Vic 3006
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$370,000	&	\$407,000
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### Median sale price

Median price	\$559,000	Pro	perty Type	Unit		Suburb	Southbank
Period - From	22/10/2024	to	21/10/2025		Source	Property	v 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

Ad	dress of comparable property	Price	Date of sale
1	1614/8 Dorcas St SOUTHBANK 3006	\$415,000	16/10/2025
2	207/83 Whiteman St SOUTHBANK 3006	\$420,000	12/09/2025
3	172/79 Whiteman St SOUTHBANK 3006	\$405,000	11/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/10/2025 08:51









Rooms: 2

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$370,000 - \$407,000 Median Unit Price 22/10/2024 - 21/10/2025: \$559,000

# Comparable Properties



1614/8 Dorcas St SOUTHBANK 3006 (REI)

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1

**Agent Comments** 

Price: \$415,000 Method: Private Sale Date: 16/10/2025

Property Type: Apartment



207/83 Whiteman St SOUTHBANK 3006 (REI/VG)

1



1

**a** 

**Agent Comments** 

**Agent Comments** 

Price: \$420,000 Method: Private Sale Date: 12/09/2025

Property Type: Apartment



172/79 Whiteman St SOUTHBANK 3006 (REI/VG)

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1

Price: \$405,000 Method: Private Sale Date: 11/09/2025

Property Type: Apartment





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