

# 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

17/83 Whiteman Street, Southbank Vic 3006

### Indicative selling price

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

Range between

\$370,000

&

\$407,000

### Median sale price

Median price

\$559,000

Property Type

Unit

Suburb

Southbank

Period - From

22/10/2024

to

21/10/2025

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 | 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 comparable properties 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



1   
 1   
 1

**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)**

**Agent Comments**

1   
 1   
 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Apartment



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

**Agent Comments**

1   
 1   
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**Price:** \$420,000

**Method:** Private Sale

**Date:** 12/09/2025

**Property Type:** Apartment



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

**Agent Comments**

1   
 1   
 1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 11/09/2025

**Property Type:** Apartment

**Account - BigginScott** | P: 03 9426 4000