

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

4414/70 SOUTHBANK 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

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

2308/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$390,000	26-Nov-25
3301/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$406,000	18-Oct-25
2314/81 CITY ROAD SOUTHBANK VIC 3006	\$385,000	05-Nov-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: 02 February 2026



**2308/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 1  1  -

Sold Price **\$390,000** Sold Date **26-Nov-25**

Distance **0km**



**3301/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$406,000** Sold Date **18-Oct-25**

Distance **0km**



**2314/81 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  -

Sold Price **\$385,000** Sold Date **05-Nov-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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