

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 708/41 Bank Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$619,400 Property Type Unit Suburb South Melbourne

Period - From 19/05/2025 to 18/05/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

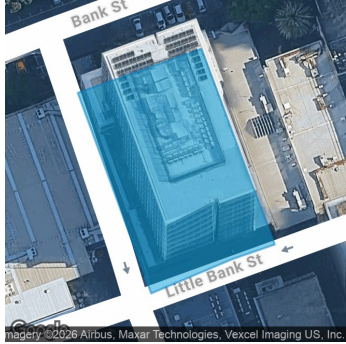
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1513/50 Albert Rd SOUTH MELBOURNE 3205	\$365,000	10/04/2026
2	2805/48 Balston St SOUTHBANK 3006	\$362,800	21/01/2026
3	1607/70 Dorcas St SOUTHBANK 3006	\$400,000	01/12/2025

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: 19/05/2026 09:11



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$425,000 - \$445,000

Median Unit Price

19/05/2025 - 18/05/2026: \$619,400

Comparable Properties



1513/50 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment



2805/48 Balston St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$362,800

Method: Private Sale

Date: 21/01/2026

Property Type: Apartment



1607/70 Dorcas St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment

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