

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 \$390,000 & \$425,000

Median sale price

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

Period - From 01/06/2025 to 31/05/2026 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	1003/52 Park St SOUTH MELBOURNE 3205	\$365,000	19/03/2026
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: 01/06/2026 15:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

01/06/2025 - 31/05/2026: \$619,400

Comparable Properties



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

Agent Comments

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Price: \$365,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment



1003/52 Park St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

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Price: \$365,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



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

Agent Comments

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Price: \$400,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000