

## 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

3413/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 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

2004/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$520,000	19-Feb-26
3304/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$530,000	13-Dec-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: 28 April 2026

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**2004/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

 2  2  -

Sold Price **\$520,000** Sold Date **19-Feb-26**

Distance **0km**



**3304/70 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

 2  2  -

Sold Price **\$530,000** Sold Date **13-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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