

## 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

513/221 STURT 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) (\*Delete single price or range as applicable)

Single Price

\$490,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,550

Property type

Unit

Suburb

Southbank

Period-from

01 May 2025

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 102/221 STURT STREET SOUTHBANK VIC 3006 | \$505,000 | 22-Jun-25 |
| 306/221 STURT STREET SOUTHBANK VIC 3006 | \$480,000 | 01-Dec-25 |
| 308/221 STURT STREET SOUTHBANK VIC 3006 | \$487,000 | 27-Mar-26 |

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: 11 May 2026



**102/221 STURT STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$505,000** Sold Date **22-Jun-25**

Distance **0km**

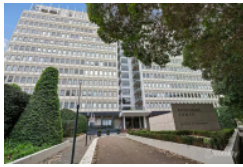


**306/221 STURT STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$480,000** Sold Date **01-Dec-25**

Distance **0km**

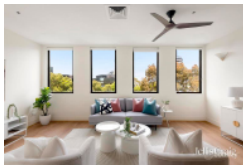


**308/221 STURT STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price <sup>RS</sup> **\$487,000** Sold Date **27-Mar-26**

Distance **0km**



**409/221 STURT STREET  
SOUTHBANK VIC 3006**

 2  1  1

Sold Price **\$510,000** Sold Date **23-Feb-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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