

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

4709/1 QUEENSBRIDGE SQUARE 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2025

to

30 Jun 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

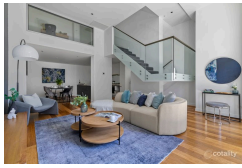
Date of sale

605/1 QUEENSBRIDGE SQUARE SOUTHBANK VIC 3006	\$770,000	08-Mar-26
56/1 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$800,000	27-May-26
3205/9 POWER STREET SOUTHBANK VIC 3006	\$779,920	27-Feb-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: 27 July 2026


**605/1 QUEENSBRIDGE SQUARE
SOUTHBANK VIC 3006**

 2
  1
  1

Sold Price **\$770,000** Sold Date **08-Mar-26**

Distance **0km**


**56/1 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

 2
  1
  1

Sold Price **\$800,000** Sold Date **27-May-26**

Distance **0.15km**


**3205/9 POWER STREET
SOUTHBANK VIC 3006**

 2
  2
  -

Sold Price **\$779,920** Sold Date **27-Feb-26**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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