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	909/ 63 Whiteman Street, Southbank VIC 3006

Indicative selling price

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

Indication price range	$720,000 to $792,000

Median sale price

Median price	$545,000	Property type	*Unit*	Suburb	Southbank
Period - From	27/10/2024	to	27/10/2025	Source	Propertydata.com.au

Comparable property sales

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	1608/ 241 City Road, Southbank Vic 3006	$791,000	09/09/2025
1	506/ 83 Queensbridge Street, Southbank Vic 3006 (1 bathroom)	$708,000	30/08/2025
1	105/ 99 Whiteman Street, Southbank Vic 3006 (1 bathroom)	$765,000	21/08/2025

This Statement of Information was prepared on: 27th October 2025