

# 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

4502/1 Freshwater Place, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$755,000

### Median sale price

Median price \$555,000

Property Type Unit

Suburb Southbank

Period - From 01/07/2024

to

30/06/2025

Source REIV

### 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	2105/83 Queens Bridge St SOUTHBANK 3006	\$750,000	20/06/2025
2	2108/35 Spring St MELBOURNE 3000	\$715,000	24/05/2025
3	3614/81 City Rd SOUTHBANK 3006	\$696,000	18/05/2025

**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:

05/08/2025 12:09

4502/1 Freshwater Place, Southbank Vic 3006



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**Property Type:** Apartment  
**Land Size:** 62 approx sqm approx

**Agent Comments**

Level 45 1 bedroom, 1 bathroom 1 car park plus 2 storage cages on title. Special exclusive access to Level 40 amenities.

**Indicative Selling Price**

\$695,000 - \$755,000

**Median Unit Price**

Year ending June 2025: \$555,000

## Comparable Properties

2105/83 Queens Bridge St SOUTHBANK 3006 (VG)

**Agent Comments**

1 - -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 20/06/2025  
**Property Type:** Flat/Unit/Apartment (Res)



2108/35 Spring St MELBOURNE 3000 (REI/VG)

**Agent Comments**

1 1 -

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 24/05/2025  
**Property Type:** Apartment

3614/81 City Rd SOUTHBANK 3006 (VG)

**Agent Comments**

1 - -

**Price:** \$696,000  
**Method:** Sale  
**Date:** 18/05/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Melbourne Boutique Property**



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