

## Statement of Information

# Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

303E/18 HOFF BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Southbank

Period-from

11 Jun 2025

to

11 Dec 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These arethe threepropertiessoldwithintwokilometresof theproperty 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

1103/118 RUSSELL STREET MELBOURNE VIC 3000	\$935,000	03-Dec-25
2801N/889-897 COLLINS STREET DOCKLANDS VIC 3008	\$938,000	17-Nov-25
2305/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$915,000	30-Oct-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: 11 December 2025