

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 5606/18 Hoff Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/12/2025 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	5208/35 Queensbridge St SOUTHBANK 3006	\$925,000	10/03/2026
2	3503/118 Kavanagh St SOUTHBANK 3006	\$1,025,000	03/03/2026
3			

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: 25/03/2026 12:03



 3
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

Year ending December 2025: \$545,000

Comparable Properties



5208/35 Queensbridge St SOUTHBANK 3006 (REI)

Agent Comments

 3
  2
  1

Price: \$925,000

Method: Private Sale

Date: 10/03/2026

Property Type: Apartment



3503/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

 3
  2
  2

Price: \$1,025,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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