

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

704/41 BANK STREET SOUTH MELBOURNE VIC 3205

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Melbourne

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

704/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$530,000	14-Apr-26
1207/8 DORCAS STREET SOUTHBANK VIC 3006	\$430,000	08-May-26
2502/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$477,000	15-Jun-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: 02 July 2026

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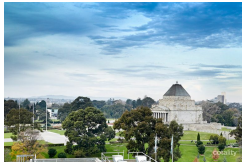


**704/74-76 EASTERN ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price \$530,000 Sold Date 14-Apr-26

Distance **0.51km**



**1207/8 DORCAS STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price

\$430,000 Sold Date 08-May-26

Distance **0.32km**



**2502/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  -

Sold Price

^{RS} **\$477,000 Sold Date 15-Jun-26**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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