



WE KNOW SOUTH- BANK

SUBURB PROFILE



motionproperty

SOUTHBANK



1.7km

Distance from GPO



18.7k

Population

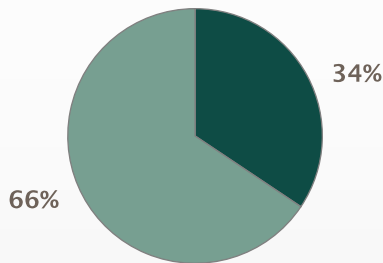
↑ 66.5%

5 year population change

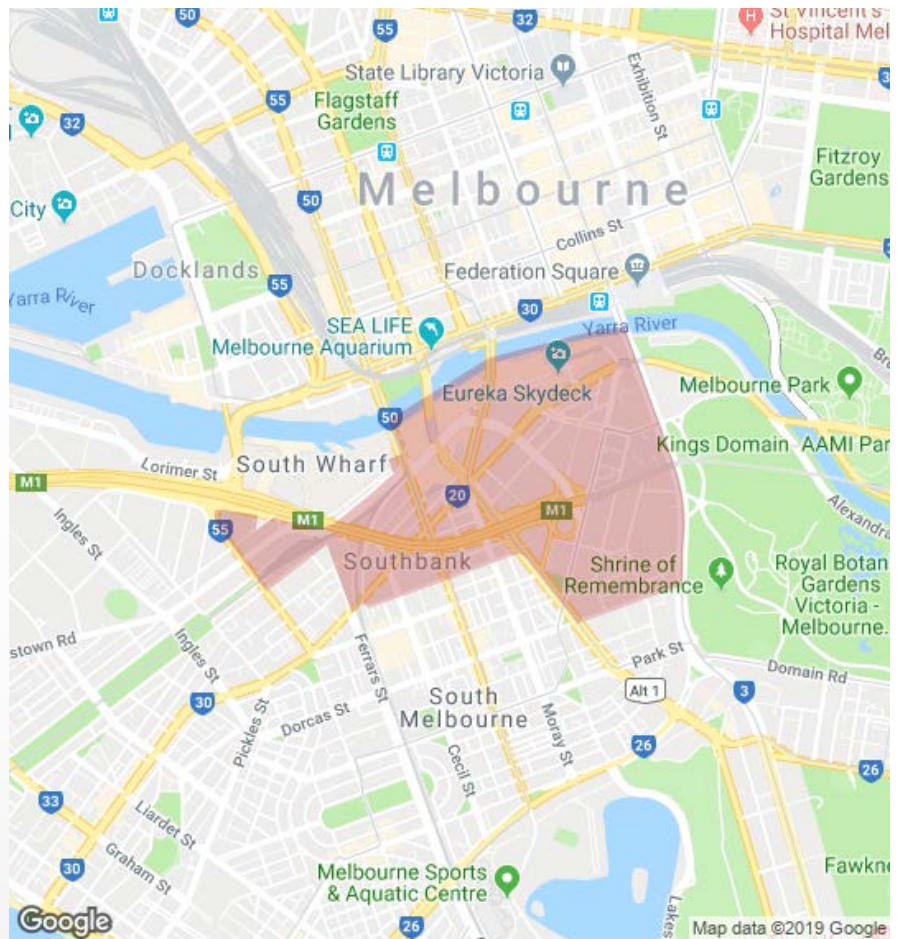


9 years

Average length of ownership



Owner Occupiers Renters



The size of Southbank is approximately 1.6 square kilometres. It has 4 parks covering nearly 1.5% of total area. The population of Southbank in 2011 was 11,235 people. By 2016 the population was 18,706 showing a population growth of 66.5% in the area during that time. The predominant age group in Southbank is 20-29 years. Households in Southbank are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Southbank work in a professional occupation. In 2011, 39.7% of the homes in Southbank were owner-occupied compared with 33.8% in 2016. Currently the median sales price of houses in the area is \$590,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



52

8

\$797,273

0



16,137

663

\$556,210

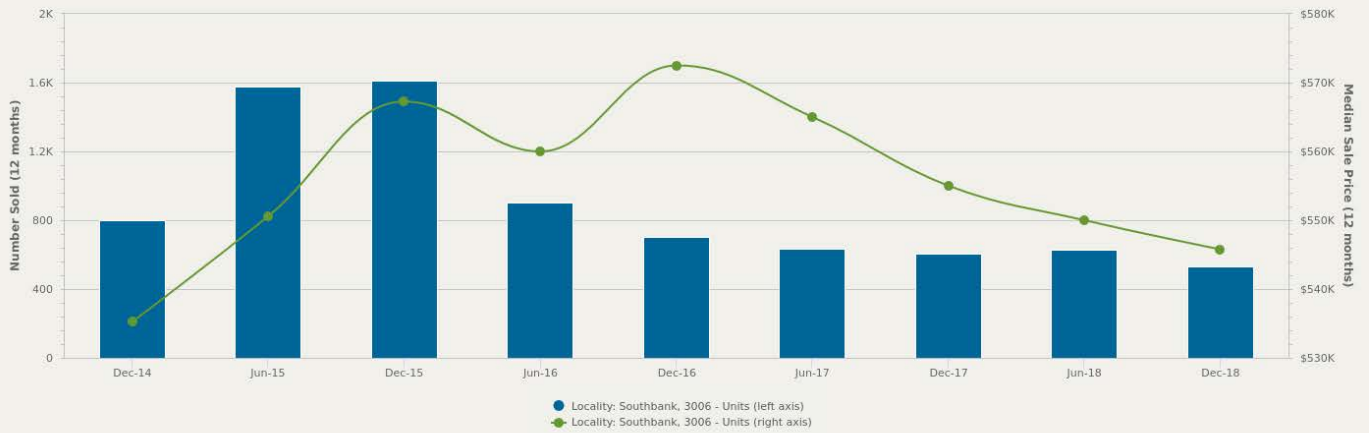
316

*Total number of unique properties listed for sale over the past 12 months.



UNITS: FOR SALE

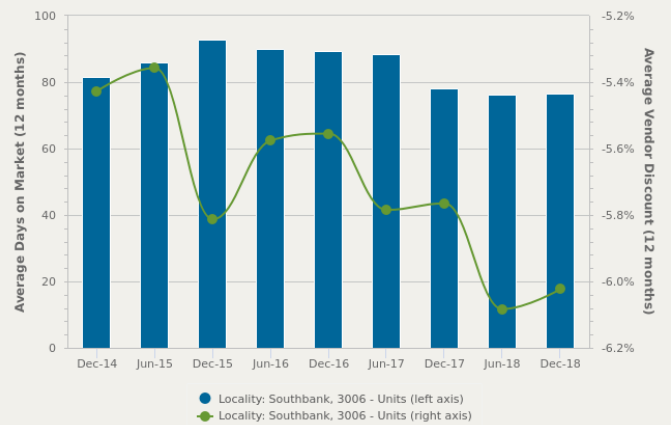
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$648,750

The 75th percentile sale price of sales over the past 12 months within the suburb.

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Median Price*

\$545,750

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$447,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

87

1
BEDROOMS



803/151 City Road
Southbank VIC 3006

Listed on 18 Mar 2019
\$470,000



503/58 Clarke Street
Southbank VIC 3006

Listed on 18 Mar 2019
\$389,000



307/18 Kavanagh Street
Southbank VIC 3006

Sold on 12 Mar 2019
Not Disclosed



269/88 Kavanagh Street
Southbank VIC 3006

Sold on 01 Mar 2019
\$348,000*



200

2
BEDROOMS



83 Queens Bridge Street
Southbank VIC 3006

Listed on 19 Mar 2019
\$597,500



3502/135 City Road
Southbank VIC 3006

Listed on 18 Mar 2019
\$699,950



249/183 City Road
Southbank VIC 3006

Sold on 04 Mar 2019
Not Disclosed



8/30 Miles Street
Southbank VIC 3006

Sold on 02 Mar 2019
\$620,000*



25

3
BEDROOMS



511/163 City Road
Southbank VIC 3006

Listed on 18 Mar 2019
Contact Agent



2701/180 City Road
Southbank VIC 3006

Listed on 18 Mar 2019
\$790,000 - \$820,000



3/61-67 Whiteman Street
Southbank VIC 3006

Sold on 15 Mar 2019
Not Disclosed



2309/63 Whiteman Street
Southbank VIC 3006

Sold on 03 Mar 2019
Not Disclosed

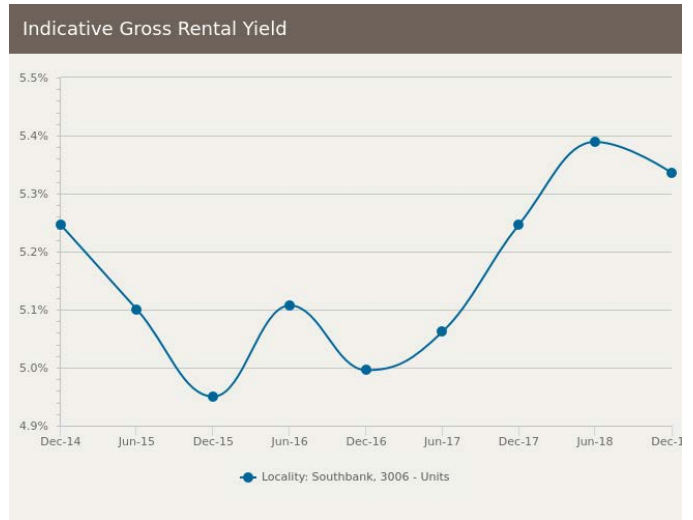
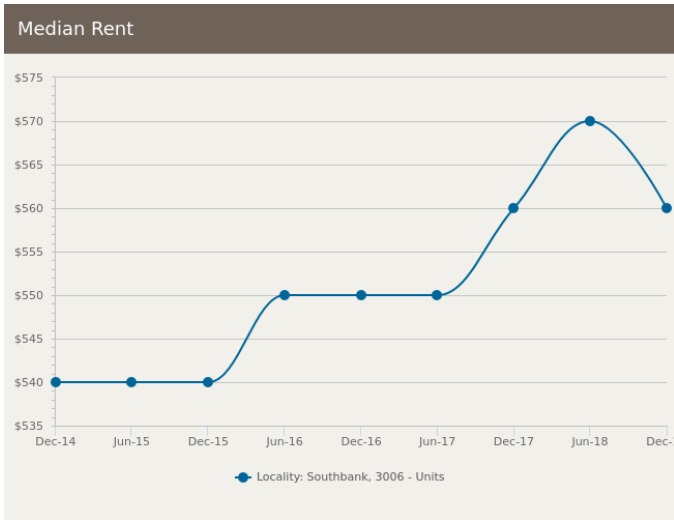


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

162

1
BEDROOMS

<p>604/1-13 Balston Street Southbank VIC 3006 Listed on 18 Mar 2019 \$465/W</p> <p> - 1 -</p>	<p>701/1-13 Balston Street Southbank VIC 3006 Listed on 18 Mar 2019 \$400/W</p> <p> - 1 -</p>
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272

2
BEDROOMS

<p>3401/283 City Road Southbank VIC 3006 Listed on 19 Mar 2019 \$720/W</p> <p> 1 2 4,484m²</p>	<p>2502/1-13 Balston Street Southbank VIC 3006 Listed on 18 Mar 2019 \$670/W</p> <p> 1 2 -</p>
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46

3
BEDROOMS

<p>94 Coventry Street Southbank VIC 3006 Listed on 18 Mar 2019 \$900/W</p> <p> 2 2 1.14Ha</p>	<p>1200/118 Kavanagh Street Southbank VIC 3006 Listed on 18 Mar 2019 \$825/W</p> <p> 1 2 -</p>
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= number of units observed as On the Market for Rent within the last month

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