# Statement of InformationSingle residential property located in the Melbourne metropolitan area

 **Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

|  |  |
| --- | --- |
| AddressIncluding suburb and postcode | 3105/118 Kavanagh Street, Southbank, 3006 |

## Indicative selling price

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Single price |   | or range between | $629,000.00 | & | $669,000.00 |

## Median sale price

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Median price | $585,400.00 | Property type | Unit/Apartment | Suburb  | SOUTHBANK |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Period - From | May 2024 | to | May 2025 | Source  | Property Data |

## Comparable property sales

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** |
| --- | --- | --- |
| 1005/283 City Rd SOUTHBANK 3006 | $657,500.00 | 10/04/2025 |
| 3212/639 Lonsdale St MELBOURNE 3000 | $658,888.00 | 3/04/2025 |
| 1603/56 Dorcas St SOUTHBANK 3006 | $660,000.00 | 26/03/2025 |

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| This Statement of Information was prepared on:  | Friday 20th June 2025 |