

# 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 2405/118 Kavanagh Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$598,000 & \$638,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/12/2024 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	1409/33 City Rd SOUTHBANK 3006	\$625,000	17/02/2025
2	188/173 City Rd SOUTHBANK 3006	\$622,550	09/01/2025
3	1809/70 Dorcas St SOUTHBANK 3006	\$635,000	18/11/2024

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: 18/02/2025 14:37



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$598,000 - \$638,000

**Median Unit Price**

Year ending December 2024: \$570,000

## Comparable Properties



**1409/33 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**

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**Price:** \$625,000

**Method:** Private Sale

**Date:** 17/02/2025

**Property Type:** Apartment

**188/173 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**

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**Price:** \$622,550

**Method:** Private Sale

**Date:** 09/01/2025

**Property Type:** Apartment



**1809/70 Dorcas St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

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**Price:** \$635,000

**Method:** Private Sale

**Date:** 18/11/2024

**Property Type:** Apartment

**Account - MICM Real Estate** | P: 03 9697 8888 | F: 03 9697 8822



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