

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 101/88 Kavanagh Street, Southbank, 3006

**Indicative selling price**

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

Single price  or range between \$525,000.00 & \$545,000.00

**Median sale price**

Median price \$506,500.00 Property type Unit/Apartment Suburb SOUTHBANK  
 Period - Mar 2024 to Feb 2025 Source Corelogic

**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
113/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$545,000.00	9/01/2025
1501/50 HAIG STREET SOUTHBANK VIC 3006	\$540,000.00	19/12/2024
2601/50 HAIG STREET SOUTHBANK VIC 3006	\$543,000.00	20/12/2024

This Statement of Information was prepared on: Tuesday 25th March 2025