

# 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 108/38 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)

Price Range

\$599,000

&

\$649,000

### Median sale price

Median price

\$588,500

Property Type

Apartment

Suburb

Southbank (3006)

Period - From

01/05/2024

to

30/04/2025

Source

REA

### Comparable property sales

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
59/38 KAVANAGH STREET, SOUTHBANK VIC 3006	\$590,000	02/04/2025
311/88 KAVANAGH STREET, SOUTHBANK VIC 3006	\$587,500	16/03/2025
149/88 SOUTHBANK BOULEVARD, SOUTHBANK VIC 3006	\$600,000	14/02/2025

This Statement of Information was prepared on: 03/05/2025