

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

1511/39 COVENTRY STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 512/39 COVENTRY STREET SOUTHBANK VIC 3006 | \$525,000 | 16-Jan-25 |
| 1103/28 BANK STREET SOUTH MELBOURNE VIC 3205 | \$575,000 | 30-Jun-25 |
| 208/320-322 ST KILDA ROAD SOUTHBANK VIC 3006 | \$510,000 | 12-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025



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**512/39 COVENTRY STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$525,000** Sold Date **16-Jan-25**

Distance **0km**



**1103/28 BANK STREET SOUTH
MELBOURNE VIC 3205**

2 1 1

Sold Price ^{RS} **\$575,000** Sold Date **30-Jun-25**

Distance **0.16km**



**208/320-322 ST KILDA ROAD
SOUTHBANK VIC 3006**

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **12-Jun-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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