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	

Indicative selling price

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

Median sale price

Median price	\$570,500	Pro	perty Type	Unit		Suburb	Southbank
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	709/118 Kavanagh St SOUTHBANK 3006	\$585,000	15/05/2025
2	3808/11 Bale Cirt SOUTHBANK 3006	\$565,000	01/05/2025
3	3404/118 Kavanagh St SOUTHBANK 3006	\$580,000	09/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/06/2025 15:03









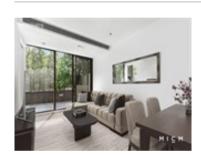




Property Type: Agent Comments

Indicative Selling Price \$560,000 - \$590,000 **Median Unit Price** March quarter 2025: \$570,500

Comparable Properties



709/118 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

Price: \$585,000 Method: Private Sale Date: 15/05/2025

Property Type: Apartment

3808/11 Bale Cirt SOUTHBANK 3006 (REI/VG)

2





Agent Comments

Price: \$565,000 Method: Private Sale Date: 01/05/2025

Property Type: Apartment



3404/118 Kavanagh St SOUTHBANK 3006 (VG)





Agent Comments

Price: \$580,000 Method: Sale Date: 09/04/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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