

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

806/118 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$588,000 & \$628,000

Median sale price

Median price

\$558,000

Property Type

Unit

Suburb

Southbank

Period - From

14/10/2024

to

13/10/2025

Source

Property Data

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.

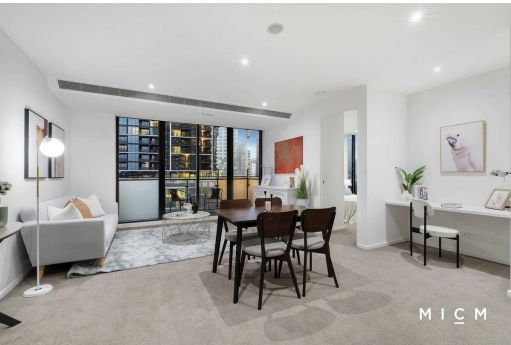
	Address of comparable property	Price	Date of sale
1	601/8 Mccrae St DOCKLANDS 3008	\$625,000	09/07/2025
2	915/152 Sturt St SOUTHBANK 3006	\$625,500	20/06/2025
3	3102/118 Kavanagh St SOUTHBANK 3006	\$628,000	29/05/2025

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:

14/10/2025 13:00



Property Type:
Agent Comments

Indicative Selling Price
\$588,000 - \$628,000
Median Unit Price
14/10/2024 - 13/10/2025: \$558,000

Comparable Properties



601/8 Mccrae St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 09/07/2025
Rooms: 5
Property Type: Apartment

915/152 Sturt St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$625,500
Method: Sale
Date: 20/06/2025
Property Type: Flat/Unit/Apartment (Res)

3102/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$628,000
Method: Private Sale
Date: 29/05/2025
Property Type: Apartment