Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	2010/118 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$629,000.00	&	$669,000.00

Median sale price

Median price	$560,000.00	Property type	Unit/Apartment	Suburb	SOUTHBANK
Period - From	Apr 2025	to	Apr 2026	Source	Property Data

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
3006/45 Clarke St SOUTHBANK 3006	$602,000.00	26/02/2026
906/38 Albert Rd SOUTH MELBOURNE 3205	$648,000.00	15/02/2026
2405E/888 Collins St DOCKLANDS 3008	$656,000.00	27/11/2025

This Statement of Information was prepared on: Friday 10th April 2026