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	273/100 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$900,000.00	&	$960,000.00

Median sale price

Median price	$495,500.00	Property type	Unit/Apartment	Suburb	SOUTHBANK
Period - From	May 2024	to	Apr 2025	Source	Corelogic

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
225/88 KAVANAGH STREET SOUTHBANK VIC 3006	$930,000.00	24/02/2025
340/173 CITY ROAD SOUTHBANK VIC 3006	$910,000.00	24/04/2025
412/38 BANK STREET SOUTH MELBOURNE VIC 3205	$925,000.00	4/03/2025

This Statement of Information was prepared on: Tuesday 27th May 2025