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	125/22 Kavanagh Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$585,000.00	&	$630,000.00

Median sale price

Median price	$490,000.00	Property type	Unit/Apartment	Suburb	SOUTHBANK
Period - From	Aug 2024	to	Jul 2025	Source	Cotality

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
209/79 WHITEMAN STREET SOUTHBANK VIC 3006	$616,000.00	12/03/2025
56/79 WHITEMAN STREET SOUTHBANK VIC 3006	$640,000.00	1/04/2025
906/668 BOURKE STREET MELBOURNE VIC 3000	$610,000.00	22/07/2025

This Statement of Information was prepared on: Tuesday 19th August 2025