

## 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

118/38 KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

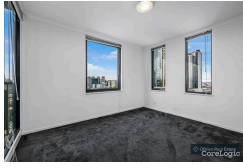
Date of sale

158/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$548,000	22-Nov-24
1303/283 CITY ROAD SOUTHBANK VIC 3006	\$530,000	11-Jul-24
296/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$555,000	19-Dec-24

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 6 months.

This Statement of Information was prepared on: 07 January 2025



**158/38 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$548,000** Sold Date **22-Nov-24**

Distance **0km**

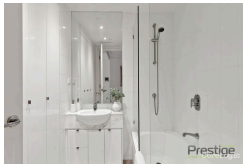


**1303/283 CITY ROAD SOUTHBANK  
VIC 3006**

2 1 1

Sold Price **\$530,000** Sold Date **11-Jul-24**

Distance **0.6km**



**296/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

2 1 1

Sold Price <sup>RS</sup> **\$555,000** Sold Date **19-Dec-24**

Distance **0.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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