

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

1507/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$485,000

 &

\$525,000

Median sale price

Median price

\$586,000

 Property Type

Unit

 Suburb

Southbank

Period - From

22/04/2024

 to

21/04/2025

 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	1302/39 Coventry St SOUTHBANK 3006	\$480,000	01/04/2025
2	202/39 Coventry St SOUTHBANK 3006	\$511,000	20/01/2025
3	512/39 Coventry St SOUTHBANK 3006	\$525,000	16/01/2025

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:

22/04/2025 15:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$485,000 - \$525,000

Median Unit Price

22/04/2024 - 21/04/2025: \$586,000

Comparable Properties



1302/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

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Price: \$480,000

Method: Private Sale

Date: 01/04/2025

Property Type: Apartment



202/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$511,000

Method: Private Sale

Date: 20/01/2025

Property Type: Apartment



512/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$525,000

Method: Private Sale

Date: 16/01/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951