

## 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

908/39 COVENTRY 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

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

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

1401/22 DORCAS STREET SOUTHBANK VIC 3006	\$674,500	31-Oct-24
801/65 COVENTRY STREET SOUTHBANK VIC 3006	\$695,000	20-Dec-24
2013/60 KAVANAGH STREET SOUTHBANK VIC 3006	\$684,999	05-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 March 2025

Rita Lin

M 0410603667

E rita@melcorp.com.au



**1401/22 DORCAS STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

**\$674,500**

Sold Date

**31-Oct-24**

Distance

**0.05km**



**801/65 COVENTRY STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

**\$695,000**

Sold Date

**20-Dec-24**

Distance

**0.13km**



**2013/60 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

**\$684,999**

Sold Date

**05-Dec-24**

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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