

## 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

199/22 KAVANAGH STREET SOUTHBANK VIC 3006

### Indicative selling price

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

Single Price

or range  
between

\$385,000

&

\$410,000

### 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

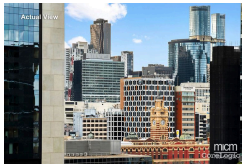
Date of sale

1303/135 CITY ROAD SOUTHBANK VIC 3006	\$415,000	25-Feb-25
69/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$400,000	07-Mar-25
146/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$410,000	20-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: 18 March 2025



**1303/135 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup> **\$415,000** Sold Date **25-Feb-25**

1 1 1

Distance **0.21km**



**69/88 KAVANAGH STREET  
SOUTHBANK VIC 3006**

Sold Price

<sup>RS</sup> **\$400,000** Sold Date **07-Mar-25**

1 1 1

Distance **0.32km**



**146/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$410,000** Sold Date **20-Dec-24**

1 1 1

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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