

## 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

222/100 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

\$679,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2024

to

31 Mar 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

69/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$650,000	18-Oct-24
82/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000	29-Jan-24
115/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$675,000	14-Mar-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 April 2025



**69/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$650,000** Sold Date **18-Oct-24**

Distance **0km**



**82/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$675,000** Sold Date **29-Jan-24**

Distance **0km**



**115/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price Sold Date **14-Mar-24**

Distance **0km**



**149/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$680,000** Sold Date **16-Feb-24**

Distance **0km**



**169/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$655,000** Sold Date **19-Feb-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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