

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

102/22 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

212/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$850,000	17-Jun-25
107/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$861,000	09-Nov-25
67/79 WHITEMAN STREET SOUTHBANK VIC 3006	\$895,000	22-Sep-25

OR

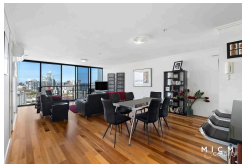
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 November 2025

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**212/22 KAVANAGH STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$850,000

Sold Date

17-Jun-25

3

2

1

Distance

0km



**107/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS}

\$861,000

Sold Date

09-Nov-25

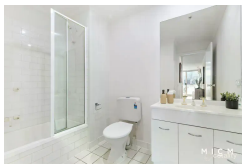
3

2

1

Distance

0.42km



**67/79 WHITEMAN STREET
SOUTHBANK VIC 3006**

Sold Price

\$895,000

Sold Date

22-Sep-25

3

2

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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