

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 (*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

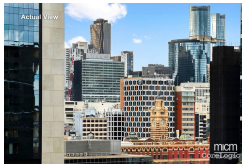
Date of sale

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

^{RS}

\$415,000

Sold Date

25-Feb-25



1



1



1

Distance

0.21km



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

Sold Price

^{RS}

\$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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