

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2106/60 Kavanagh Street, Southbank, 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000.00

Median sale price

Median price \$570,000.00 Property type Unit/Apartment Suburb SOUTHBANK

Period - From Apr 2024 to Mar 2025 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2911/628 Flinders St DOCKLANDS 3008	\$425,000.00	15/04/2025
4614/70 Southbank Blvd SOUTHBANK 3006	\$430,000.00	21/02/2025
701/390 Little Collins St MELBOURNE 3000	\$420,000.00	6/02/2025

This Statement of Information was prepared on: Saturday 26th April 2025