

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 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: 27 May 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**

RS = Recent sale

UN = Undisclosed Sale

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