

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

248/88 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

237/183 CITY ROAD SOUTHBANK VIC 3006	\$585,000	30-Jun-25
709/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$585,000	15-May-25
123/38 KAVANAGH STREET SOUTHBANK VIC 3006	\$570,000	06-Jun-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: 11 July 2025



**237/183 CITY ROAD SOUTHBANK
VIC 3006**

 2  1  1

Sold Price

^{RS}

\$585,000

Sold Date

30-Jun-25

Distance

0.07km



**709/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

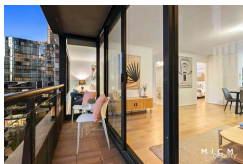
\$585,000

Sold Date

15-May-25

Distance

0.12km



**123/38 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  1  1

Sold Price

^{RS}

\$570,000

Sold Date

06-Jun-25

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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