

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

3001/60 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2024

to

31 Aug 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

141/285-291 CITY ROAD SOUTHBANK VIC 3006	\$1,150,000	24-Apr-25
5807/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$1,180,000	09-Apr-25
2708/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$1,075,000	28-May-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: 05 September 2025



**141/285-291 CITY ROAD
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,150,000** Sold Date **24-Apr-25**

Distance **0.57km**

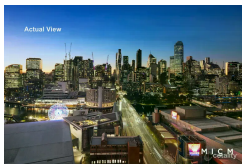


**5807/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,180,000** Sold Date **09-Apr-25**

Distance **0.19km**



**2708/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,075,000** Sold Date **28-May-25**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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