

## 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

3304/118 Kavanagh Street, Southbank Vic 3006

#### Indicative selling price

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

Range between \$590,000 & \$640,000

#### Median sale price

Median price \$560,000 Property Type Unit Suburb Southbank

Period - From 12/12/2024 to 11/12/2025 Source Property Data

#### 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 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
1	2901/118 Kavanagh St SOUTHBANK 3006	\$590,000	09/12/2025
2	806/118 Kavanagh St SOUTHBANK 3006	\$608,000	05/12/2025
3	3408/118 Kavanagh St SOUTHBANK 3006	\$631,000	06/10/2025

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 six months.~~

This Statement of Information was prepared on:

12/12/2025 12:29

**Property Type:**

Agent Comments

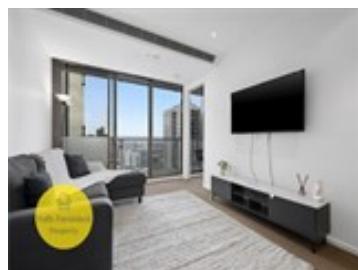
**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

12/12/2024 - 11/12/2025: \$560,000

## Comparable Properties

**2901/118 Kavanagh St SOUTHBANK 3006 (REI)**

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment

Agent Comments

**806/118 Kavanagh St SOUTHBANK 3006 (REI)**

**Price:** \$608,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Apartment

Agent Comments

**3408/118 Kavanagh St SOUTHBANK 3006 (REI/VG)**

**Price:** \$631,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** Apartment

Agent Comments

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