

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

2801/60 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Southbank

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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.

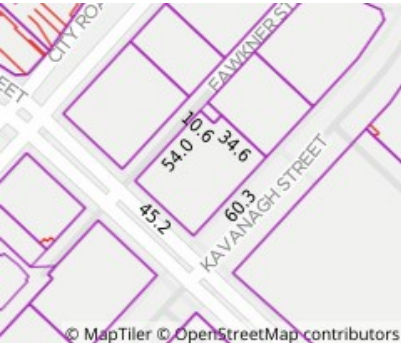
	Address of comparable property	Price	Date of sale
1	1101/221 Sturt St SOUTHBANK 3006	\$1,200,000	21/01/2025
2	5604/18 Hoff Blvd SOUTHBANK 3006	\$1,232,112	22/12/2024
3	5408/35 Queens Bridge St SOUTHBANK 3006	\$1,220,000	27/10/2024

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:

09/04/2025 23:23



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Unit Price
Year ending March 2025: \$570,000

Comparable Properties



1101/221 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

5604/18 Hoff Blvd SOUTHBANK 3006 (VG)

Agent Comments



3bed 2bath 1carpark

Price: \$1,232,112
Method: Sale
Date: 22/12/2024
Property Type: Flat/Unit/Apartment (Res)

5408/35 Queens Bridge St SOUTHBANK 3006 (VG)

Agent Comments



3bed 2bath 1carpark

Price: \$1,220,000
Method: Sale
Date: 27/10/2024
Property Type: Flat/Unit/Apartment (Res)