

# 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

806/118 Kavanagh Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$588,000 & \$628,000

### Median sale price

Median price \$558,000 Property Type Unit Suburb Southbank

Period - From 14/10/2024 to 13/10/2025 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.

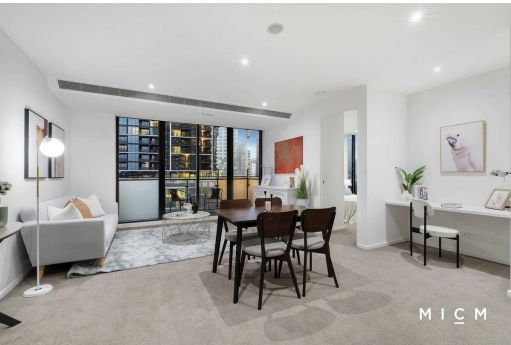
|   | Address of comparable property      | Price     | Date of sale |
|---|-------------------------------------|-----------|--------------|
| 1 | 601/8 Mccrae St DOCKLANDS 3008      | \$625,000 | 09/07/2025   |
| 2 | 915/152 Sturt St SOUTHBANK 3006     | \$625,500 | 20/06/2025   |
| 3 | 3102/118 Kavanagh St SOUTHBANK 3006 | \$628,000 | 29/05/2025   |

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:

14/10/2025 13:00



Property Type:  
Agent Comments

Indicative Selling Price  
\$588,000 - \$628,000  
Median Unit Price  
14/10/2024 - 13/10/2025: \$558,000

## Comparable Properties



601/8 Mccrae St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$625,000  
Method: Private Sale  
Date: 09/07/2025  
Rooms: 5  
Property Type: Apartment

915/152 Sturt St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$625,500  
Method: Sale  
Date: 20/06/2025  
Property Type: Flat/Unit/Apartment (Res)

3102/118 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$628,000  
Method: Private Sale  
Date: 29/05/2025  
Property Type: Apartment