## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	806/39 Coventry Street, Southbank Vic 3006
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$710,000

#### Median sale price

Median price	\$558,000	Pro	perty Type U	nit		Suburb	Southbank
Period - From	19/11/2024	to	18/11/2025	S	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

1	506/39 Coventry St SOUTHBANK 3006	\$680,000	27/10/2025
2	1302/25 Coventry St SOUTHBANK 3006	\$750,000	07/08/2025
3	1405/65 Coventry St SOUTHBANK 3006	\$701,000	31/07/2025

#### 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:	19/11/2025 16:19



Date of sale





**Property Type:** 

Land Size: 74 approx sqm approx

**Agent Comments** 

Large storage cage located on Level 8

**Indicative Selling Price** \$710,000 **Median Unit Price** 19/11/2024 - 18/11/2025: \$558,000

# Comparable Properties



506/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

Price: \$680,000 Method: Private Sale Date: 27/10/2025

Property Type: Apartment

Property Type: Apartment

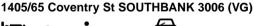


1302/25 Coventry St SOUTHBANK 3006 (REI/VG)

Price: \$750,000 Method: Private Sale Date: 07/08/2025

Agent Comments





Price: \$701,000 Method: Sale Date: 31/07/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Melbourne Boutique Property



