

## 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

811/81 CITY ROAD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$412,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

209/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$375,000	28-Feb-25
249/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$405,000	19-Sep-24
256/88-98 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$378,000	22-Oct-24

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: 18 March 2025


**209/22 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 -

Sold Price

RS

**\$375,000**

Sold Date

**28-Feb-25**

Distance

**0.06km**

**249/22 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price

**\$405,000**

Sold Date

**19-Sep-24**

Distance

**0.06km**

**256/88-98 SOUTHBANK  
BOULEVARD SOUTHBANK VIC  
3006**

1 1 1

Sold Price

**\$378,000**

Sold Date

**22-Oct-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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