Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address	93 Kavanagh Street, Southbank Vic 3006
Including suburb and	
postcode	

Indicative selling price

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

Unit type or class

e.g. One bedroom units	Single price	_	Lower price		Higher price
Penthouse 1: THE AMETHYST	\$7,578,000	Or range between		&	
Penthouse 2: THE EMERALD	\$8,380,000	Or range between		&	
Penthouse 3: THE SAPPHIRE	\$7,860,000	Or range between		&	
Penthouse 4: THE RUBY	\$8,586,000	Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$545,000		Suburb	Southbank	
Period - From	01/10/2024	to	30/09/2025	Source	REIV



Comparable property sales (*Delete A or B below as applicable)

Α* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class e.g. One bedroom				
units	Address of comparable unit	Price	Date of sale	
Penthouse 1: THE				
AMETHYST				
Unit type or class e.g. One bedroom units	Address of comparable unit	Price	Date of sale	
	Address of comparable diffe	11100	Date of Sale	
Penthouse 2: THE				
EMERALD				
Unit type or class				
e.g. One bedroom units	Address of comparable unit	Price	Date of sale	
Penthouse 3: THE SAPPHIRE				
Unit type or class e.g. One bedroom				
units	Address of comparable unit	Price	Date of sale	
Penthouse 4: THE RUBY				
Unit type or class e.g. One bedroom				
units	Address of comparable unit	Price	Date of sale	
OR	1		1	

В* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/10/2025 11:47

