

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

1303/8-10 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

705/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$820,000	02-Jun-26
1103/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$1,100,000	19-Jan-26
905/8-10 KAVANAGH STREET SOUTHBANK VIC 3006	\$890,000	23-May-26

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: 06 July 2026

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**705/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **02-Jun-26**

Distance **0km**



**1103/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$1,100,000** Sold Date **19-Jan-26**

Distance **0km**



**905/8-10 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$890,000** Sold Date **23-May-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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