

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

1704/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Southbank

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	407/152 Sturt St SOUTHBANK 3006	\$695,000	09/07/2025
2	501/28 Bank St SOUTH MELBOURNE 3205	\$712,000	21/06/2025
3	297/88 Kavanagh St SOUTHBANK 3006	\$652,000	04/06/2025

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:

14/07/2025 12:11

1704/39 Coventry Street, Southbank Vic 3006

MRE

Jake Hu
0488 028 978
jake@melbournerealestate.com.au



2 2 1

Property Type: Strata Unit/Flat

Land Size: 81.5 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$700,000

Median Unit Price

Year ending June 2025: \$555,000

Comparable Properties



407/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 09/07/2025

Property Type: Apartment



501/28 Bank St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 2 1

Price: \$712,000

Method: Private Sale

Date: 21/06/2025

Property Type: Apartment



297/88 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$652,000

Method: Private Sale

Date: 04/06/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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