

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 1805/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Southbank

Period - From 17/03/2025 to 16/03/2026 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	Price	Date of sale
1	3110/60 Kavanagh St SOUTHBANK 3006	\$722,000	23/12/2025
2	2401/45 Haig St SOUTHBANK 3006	\$710,000	16/12/2025
3	806/39 Coventry St SOUTHBANK 3006	\$685,000	10/12/2025

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: 17/03/2026 14:38



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median Unit Price
17/03/2025 - 16/03/2026: \$560,000

Comparable Properties



3110/60 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$722,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment



2401/45 Haig St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 16/12/2025
Property Type: Apartment



806/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 10/12/2025
Property Type: Apartment

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