

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

1307/39 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Southbank

Period - From 17/08/2025

to 16/08/2026

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	1503/39 Coventry St SOUTHBANK 3006	\$505,000	20/07/2026
2	1407/39 Coventry St SOUTHBANK 3006	\$500,000	24/06/2026
3	1803/39 Coventry St SOUTHBANK 3006	\$510,000	05/06/2026

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:

17/08/2026 11:08



Property Type:
Divorce/Estate/Family Transfers
Land Size: 2122 sqm approx
Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

17/08/2025 - 16/08/2026: \$565,000

Comparable Properties



1503/39 Coventry St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 20/07/2026
Property Type: Apartment



1407/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment



1803/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 05/06/2026
Property Type: Apartment

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