

# 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

809/25 Coventry Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$591,500

Property Type

Unit

Suburb

Southbank

Period - From

11/03/2024

to

10/03/2025

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	1514/39 Coventry St SOUTHBANK 3006	\$308,000	21/01/2025
2	1117/65 Coventry St SOUTHBANK 3006	\$310,000	08/01/2025
3	404/33 Coventry St SOUTHBANK 3006	\$310,000	03/10/2024

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:

11/03/2025 12:26



1 bed 1 bath 0 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$300,000 - \$330,000  
Median Unit Price  
11/03/2024 - 10/03/2025: \$591,500

## Comparable Properties



1514/39 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$308,000  
Method: Private Sale  
Date: 21/01/2025  
Property Type: Apartment



1117/65 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$310,000  
Method: Private Sale  
Date: 08/01/2025  
Property Type: Apartment  
Land Size: 46 sqm approx



404/33 Coventry St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$310,000  
Method: Private Sale  
Date: 03/10/2024  
Property Type: Apartment

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



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