

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 161/100 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Southbank

Period - From 01/04/2025

to 31/03/2026

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	83/63 Dorcas St SOUTH MELBOURNE 3205	\$901,000	06/03/2026
2	1802/18 Waterview Wlk DOCKLANDS 3008	\$920,000	07/02/2026
3	311/38 Bank St SOUTH MELBOURNE 3205	\$890,000	23/01/2026

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:

22/06/2026 15:13



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000

Median Unit Price

Year ending March 2026: \$545,000

Comparable Properties



83/63 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$901,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment



1802/18 Waterview Wlk DOCKLANDS 3008 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 07/02/2026

Property Type: Apartment



311/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment