

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

2105/118 KAVANAGH STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

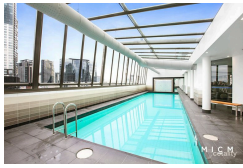
3304/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$625,000	13-Jan-26
1006A/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$639,000	06-Feb-26
2901/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$590,000	22-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 29 April 2026

Riley Nicholas
 P 59684522
 M 0488501218
 E rnicholas@barryplant.com.au

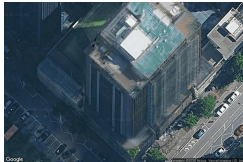


**3304/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$625,000** Sold Date **13-Jan-26**

Distance **0km**

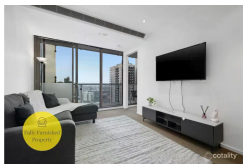


**1006A/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  1  -

Sold Price **\$639,000** Sold Date **06-Feb-26**

Distance **0km**



**2901/118 KAVANAGH STREET
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$590,000** Sold Date **22-Nov-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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