

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2025

to

31 May 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

404/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$610,000	09-Feb-26
2010/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$635,000	28-May-26
2905/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$600,000	04-Feb-26

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: 09 June 2026

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**404/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$610,000** Sold Date **09-Feb-26**

Distance **0km**



**2010/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **28-May-26**

Distance **0km**



**2905/118 KAVANAGH STREET  
 SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$600,000** Sold Date **04-Feb-26**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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