

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

211/100 Kavanagh Street, Southbank Vic 3006

Indicative selling price

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

Range between \$868,000

&

\$898,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Southbank

Period - From 27/07/2025

to

26/07/2026

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	201/1 Balston St SOUTHBANK 3006	\$870,000	02/07/2026
2	61/88 Southbank Blvd SOUTHBANK 3006	\$860,000	18/06/2026
3	712/83 Queensbridge St SOUTHBANK 3006	\$865,000	10/04/2026

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:

27/07/2026 16:53



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$868,000 - \$898,000

Median Unit Price

27/07/2025 - 26/07/2026: \$565,000

Comparable Properties



201/1 Balston St SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$870,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



61/88 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$860,000

Method: Expression of Interest

Date: 18/06/2026

Property Type: Apartment



712/83 Queensbridge St SOUTHBANK 3006 (REI/VG)

Agent Comments

3 2 1

Price: \$865,000

Method: Private Sale

Date: 10/04/2026

Property Type: Apartment

Land Size: 131 sqm approx

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822