

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

1317/65 COVENTRY 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2024

to

30 Sep 2025

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

702/70 DORCAS STREET SOUTHBANK VIC 3006	\$360,000	20-Aug-25
1317/39 COVENTRY STREET SOUTHBANK VIC 3006	\$375,000	02-May-25
1209/22 DORCAS STREET SOUTHBANK VIC 3006	\$372,000	29-Apr-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: 01 October 2025

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**702/70 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$360,000** Sold Date **20-Aug-25**

Distance **0.08km**

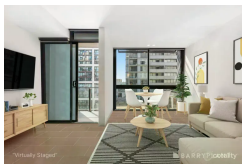


**1317/39 COVENTRY STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price ^{RS} **\$375,000** Sold Date **02-May-25**

Distance **0.13km**



**1209/22 DORCAS STREET
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$372,000** Sold Date **29-Apr-25**

Distance **0.14km**

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

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