

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

1304/65 Coventry Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2025

to

30/09/2025

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	1009/478a St Kilda Rd MELBOURNE 3004	\$420,000	22/09/2025
2	172/79 Whiteman St SOUTHBANK 3006	\$405,000	11/09/2025
3	125/416a St Kilda Rd MELBOURNE 3004	\$420,000	11/09/2025

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:

15/10/2025 17:13



Property Type:
Agent Comments

Indicative Selling Price
\$420,000
Median Unit Price
September quarter 2025: \$525,000

Comparable Properties



1009/478a St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 22/09/2025
Property Type: Apartment



172/79 Whiteman St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment



125/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Apartment