

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

3107/105-107 CLARENDON 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

\$419,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2024

to

31 Aug 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

2105/45 CLARKE STREET SOUTHBANK VIC 3006	\$428,000	25-Mar-25
3609/45 CLARKE STREET SOUTHBANK VIC 3006	\$426,000	25-Jun-25
1904/250 CITY ROAD SOUTHBANK VIC 3006	\$426,000	21-Aug-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: 03 September 2025



2105/45 CLARKE STREET
SOUTHBANK VIC 3006

2 1 -

Sold Price \$428,000 Sold Date 25-Mar-25

Distance 0.12km

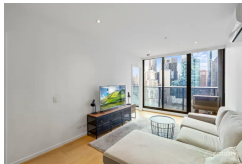


3609/45 CLARKE STREET
SOUTHBANK VIC 3006

2 1 -

Sold Price \$426,000 Sold Date 25-Jun-25

Distance 0.12km



1904/250 CITY ROAD SOUTHBANK
VIC 3006

2 1 -

Sold Price ^{RS}\$426,000 Sold Date 21-Aug-25

Distance 0.2km

RS = Recent sale UN = Undisclosed Sale

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