

## 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

1311/105-107 CLARENDON 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

\$470,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

606/79 MARKET STREET SOUTH MELBOURNE VIC 3205	\$480,000	30-Aug-24
3110/568-580 COLLINS STREET MELBOURNE VIC 3000	\$470,000	14-Dec-24
1108/52 PARK STREET SOUTH MELBOURNE VIC 3205	\$500,000	01-Jan-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: 14 February 2025



**606/79 MARKET STREET SOUTH  
MELBOURNE VIC 3205**

 2  1  1

Sold Price

**\$480,000**

Sold Date **30-Aug-24**

Distance **0.36km**



**3110/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

**\$470,000**

Sold Date **14-Dec-24**

Distance **1km**



**1108/52 PARK STREET SOUTH  
MELBOURNE VIC 3205**

 2  1  1

Sold Price

**\$500,000**

Sold Date **01-Jan-25**

Distance **1.14km**



**2302/200 SPENCER STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price

<sup>RS</sup> **\$517,500**

Sold Date **22-Jan-25**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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