

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

110/33 Cliveden Close, East Melbourne Vic 3002

Indicative selling price

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

Range between \$450,000 & \$475,000

Median sale price

Median price \$899,000 Property Type Unit Suburb East Melbourne

Period - From 01/01/2025 to 31/03/2025 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	1905/31 Spring St MELBOURNE 3000	\$450,000	07/04/2025
2	905/26 Southgate Av SOUTHBANK 3006	\$490,000	13/01/2025
3	10G/279 Wellington Pde EAST MELBOURNE 3002	\$450,000	18/11/2024

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:

30/04/2025 11:16



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

March quarter 2025: \$899,000

Comparable Properties



1905/31 Spring St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 07/04/2025

Property Type: Apartment



905/26 Southgate Av SOUTHBANK 3006 (REI/VG)

Agent Comments

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Price: \$490,000

Method: Private Sale

Date: 13/01/2025

Rooms: 2

Property Type: Unit

10G/279 Wellington Pde EAST MELBOURNE 3002 (VG)

Agent Comments

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Price: \$450,000

Method: Sale

Date: 18/11/2024

Property Type: Flat/Unit/Apartment (Res)