

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

1604/109 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jul 2024

to

30 Jun 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

1712/151 CITY ROAD SOUTHBANK VIC 3006	595000	01-Apr-25
2004/109 CLARENDON STREET SOUTHBANK VIC 3006	555000	30-Apr-25
94/285-291 CITY ROAD SOUTHBANK VIC 3006	532500	03-May-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: 17 July 2025

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**1712/151 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

595000

Sold Date

01-Apr-25

 2  2  1

Distance

0.61km



**2004/109 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

555000

Sold Date

30-Apr-25

 2  2  1

Distance

-



**94/285-291 CITY ROAD
SOUTHBANK VIC 3006**

Sold Price

532500

Sold Date

03-May-25

 2  2  1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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