

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

2311/105-107 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

1012/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$490,000	04-Jul-25
706/43 HANCOCK STREET SOUTHBANK VIC 3006	\$410,000	11-Apr-25
3609/45 CLARKE STREET SOUTHBANK VIC 3006	\$426,000	25-Jun-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: 07 August 2025



**1012/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

04-Jul-25

2

1

-

Distance

0km



**706/43 HANCOCK STREET
SOUTHBANK VIC 3006**

Sold Price

\$410,000

Sold Date

11-Apr-25

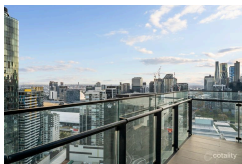
2

1

-

Distance

0.11km



**3609/45 CLARKE STREET
SOUTHBANK VIC 3006**

Sold Price

\$426,000

Sold Date

25-Jun-25

2

1

-

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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