

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

2604/105-107 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2024

to

31 Oct 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

2704/283 CITY ROAD SOUTHBANK VIC 3006	\$465,000	16-Oct-25
4509/45 CLARKE STREET SOUTHBANK VIC 3006	\$500,000	19-Oct-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: 11 November 2025



2704/283 CITY ROAD SOUTHBANK VIC 3006

 2  1  -

Sold Price ^{RS} **\$465,000** Sold Date **16-Oct-25**

Distance **0.08km**



4509/45 CLARKE STREET SOUTHBANK VIC 3006

 2  1  -

Sold Price ^{RS} **\$500,000** Sold Date **19-Oct-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**

RS = Recent sale **UN** = Undisclosed Sale

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