

## 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

3108/45 CLARKE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$609,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 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

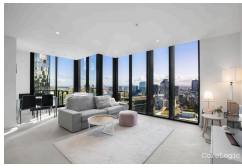
Date of sale

3910/45 CLARKE STREET SOUTHBANK VIC 3006	\$668,500	02-Feb-25
3206/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$635,000	03-Jun-25
3813/151 CITY ROAD SOUTHBANK VIC 3006	\$635,000	23-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: 10 June 2025



## 3910/45 CLARKE STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **\$668,500** Sold Date **02-Feb-25**

Distance **0km**



## 3206/118 KAVANAGH STREET SOUTHBANK VIC 3006

2 2 1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **03-Jun-25**

Distance **0.27km**



## 3813/151 CITY ROAD SOUTHBANK VIC 3006

2 2 1

Sold Price Sold Date **23-May-25**

Distance **0.48km**

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

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