## 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

506/58 CLARKE 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	\$495,000	&	\$515,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$490,000	Prop	erty type		Unit	Suburb	Southbank
Period-from	01 Oct 2024	to	30 Sep 2	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
1003/50 HAIG STREET SOUTHBANK VIC 3006	\$500,000	21-Jun-25
1111/283 CITY ROAD SOUTHBANK VIC 3006	\$500,000	25-Jul-25
1604/109 CLARENDON STREET SOUTHBANK VIC 3006	\$515,000	23-Jul-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: 29 October 2025

