

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

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

3910/45 CLARKE STREET SOUTHBANK VIC 3006	\$668,500	02-Feb-25
1611/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$608,033	05-Mar-25
3206/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$635,000	16-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: 11 July 2025

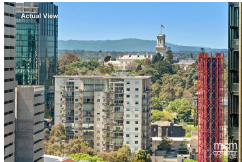


**3910/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

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

Distance **0km**

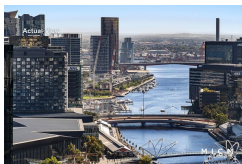


**1611/1-13 BALSTON STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$608,033** Sold Date **05-Mar-25**

Distance **0.27km**



**3206/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price **\$635,000** Sold Date **16-May-25**

Distance **0.27km**

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

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