

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

1803/105 Claredon St, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Southbank

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 six 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
1	1506/151 City Rd SOUTHBANK 3006	\$575,000	07/02/2025
2	1411/199 William St MELBOURNE 3000	\$545,000	31/01/2025
3			

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 six months.~~

This Statement of Information was prepared on:

23/04/2025 12:33



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Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2025: \$570,000

Comparable Properties



1506/151 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$575,000
Method: Private Sale
Date: 07/02/2025
Property Type: Apartment



1411/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$545,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

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 six months.

Account - Gem Realty



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