

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

3304/45 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2025

to

31 Jul 2026

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

2707/45 CLARKE STREET SOUTHBANK VIC 3006	\$510,000	04-Apr-26
2711/45 CLARKE STREET SOUTHBANK VIC 3006	\$510,000	08-Jan-26
3204/45 CLARKE STREET SOUTHBANK VIC 3006	\$492,500	13-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: 17 August 2026



**2707/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$510,000

Sold Date **04-Apr-26**

Distance

0km



**2711/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

Sold Date **08-Jan-26**

Distance

0km



**3204/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$492,500

Sold Date **13-Jun-25**

Distance

0km



**3702/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 2 1

Sold Price

\$490,000

Sold Date **27-Aug-25**

Distance

0km



**3007/241-243 CITY ROAD
SOUTHBANK VIC 3006**

2 1 1

Sold Price

\$495,000

Sold Date **24-May-26**

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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