

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

3006/45 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Southbank

Period - From

01/07/2024

to

30/06/2025

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	3402/45 Clarke St SOUTHBANK 3006	\$569,500	06/08/2025
2	4401/45 Clarke St SOUTHBANK 3006	\$617,000	28/02/2025
3	2004/45 Clarke St SOUTHBANK 3006	\$560,000	21/02/2025

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:

11/08/2025 10:29



 2
  2
  1

Property Type:

Agent Comments

Indicative Selling Price

\$610,000

Median Unit Price

Year ending June 2025: \$555,000

Comparable Properties



3402/45 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

 2
  2
  1

Price: \$569,500

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment



4401/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$617,000

Method: Private Sale

Date: 28/02/2025

Property Type: Apartment



2004/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$560,000

Method: Private Sale

Date: 21/02/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372