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

1408/80 Clarendon Street, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$690,000					
Median sale p	rice									
Median price	\$570,500	Pro	operty Type	Unit			Suburb	Southbank		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4508/45 Clarke St SOUTHBANK 3006	\$675,000	31/03/2025
2	1710/83 Queensbridge St SOUTHBANK 3006	\$655,000	26/02/2025
3	4511/1 Balston St SOUTHBANK 3006	\$670,000	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:

11/04/2025 11:41

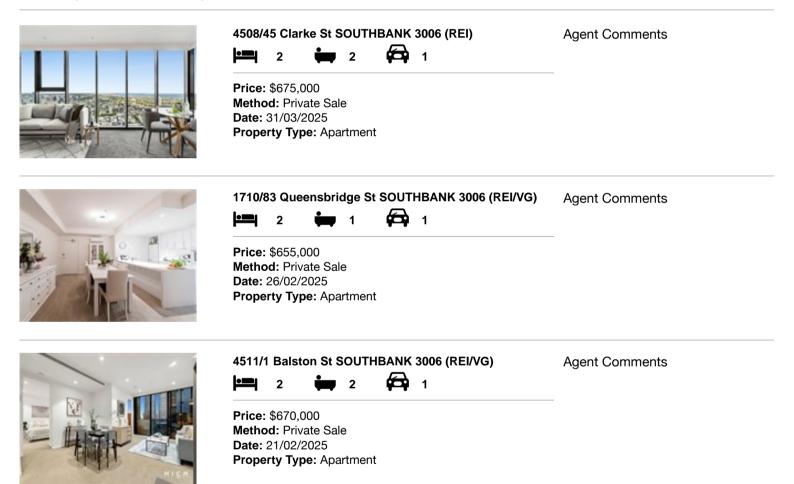






Property Type: Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median Unit Price March quarter 2025: \$570,500

Comparable Properties



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