

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

3008/61 CITY ROAD 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

\$430,000

&

\$473,000

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

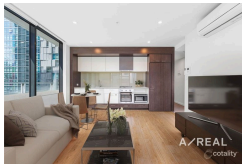
Date of sale

1702/61 CITY ROAD SOUTHBANK VIC 3006	\$431,000	17-May-25
1807/45 CLARKE STREET SOUTHBANK VIC 3006	\$455,800	18-Apr-25
1203/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$460,000	05-Mar-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: 21 July 2025



**1702/61 CITY ROAD SOUTHBANK
VIC 3006**

Sold Price

\$431,000

Sold Date

17-May-25

2

2

1

Distance

0km



**1807/45 CLARKE STREET
SOUTHBANK VIC 3006**

Sold Price

\$455,800

Sold Date

18-Apr-25

2

2

1

Distance

0.77km



**1203/105-107 CLARENDON STREET
SOUTHBANK VIC 3006**

Sold Price

\$460,000

Sold Date

05-Mar-25

2

2

1

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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