

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 2102/45 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Southbank

Period - From 01/01/2025 to 31/12/2025 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	1101/45 Clarke St SOUTHBANK 3006	\$560,000	29/10/2025
2	1707/45 Clarke St SOUTHBANK 3006	\$565,000	29/09/2025
3	3402/45 Clarke St SOUTHBANK 3006	\$569,500	06/08/2025

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: 29/01/2026 13:06



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

Year ending December 2025: \$545,000

Comparable Properties



1101/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment



1707/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 29/09/2025

Property Type: Apartment



3402/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 2 1

Price: \$569,500

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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