

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

4209/45 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Sep 2025

to

31 Aug 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

3609/45 CLARKE STREET SOUTHBANK VIC 3006	\$426,000	25-Jun-25
3309/45 CLARKE STREET SOUTHBANK VIC 3006	\$425,000	03-Jun-26
2806/45 CLARKE STREET SOUTHBANK VIC 3006	\$460,000	04-Apr-26

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: 04 September 2026



**3609/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$426,000

Sold Date

25-Jun-25

Distance

0km



**3309/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$425,000

Sold Date

03-Jun-26

Distance

0km



**2806/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$460,000

Sold Date

04-Apr-26

Distance

0km



**2105/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$428,000

Sold Date

25-Mar-25

Distance

0km



**1905/45 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$460,000

Sold Date

29-Apr-26

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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