

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

4309/45 Clarke Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$475,000

&

\$520,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2026

to

31/03/2026

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	2501/9 Power St SOUTHBANK 3006	\$505,000	27/01/2026
2	2009/45 Clarke St SOUTHBANK 3006	\$460,000	22/01/2026
3	5502/568 Collins St MELBOURNE 3000	\$478,000	07/01/2026

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:

23/06/2026 12:03



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$475,000 - \$520,000
Median Unit Price
March quarter 2026: \$555,000

Comparable Properties



2501/9 Power St SOUTHBANK 3006 (REI)

Agent Comments

2 1 -

Price: \$505,000
Method: Private Sale
Date: 27/01/2026
Property Type: Apartment



2009/45 Clarke St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 -

Price: \$460,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment



5502/568 Collins St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$478,000
Method: Private Sale
Date: 07/01/2026
Property Type: Apartment