

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

205/144 CLARENDON 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

or range
between

\$485,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,250

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2025

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 505/144 CLARENDON STREET SOUTHBANK VIC 3006 | \$490,000 | 03-Feb-26 |
| 405/144 CLARENDON STREET SOUTHBANK VIC 3006 | \$487,500 | 13-Sep-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: 04 March 2026



**505/144 CLARENDON STREET
SOUTHBANK VIC 3006**

 2
  1
  1

Sold Price

^{RS} **\$490,000**

Sold Date **03-Feb-26**

Distance

0km



**405/144 CLARENDON STREET
SOUTHBANK VIC 3006**

 2
  1
  1

Sold Price

\$487,500

Sold Date **13-Sep-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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