

## 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

2806/45 CLARKE STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2025

to

31 Jan 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

2007/245-251 CITY ROAD SOUTHBANK VIC 3006	\$470,000	13-Nov-25
1607/245-251 CITY ROAD SOUTHBANK VIC 3006	\$462,000	20-Nov-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: 02 February 2026



**2007/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

 2
  1
  -

Sold Price **\$470,000** Sold Date **13-Nov-25**

Distance **0.03km**



**1607/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

 2
  1
  -

Sold Price **\$462,000** Sold Date **20-Nov-25**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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