

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 3803/245 City Road, Southbank, 3006

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$550,000.00 & \$600,000.00

**Median sale price**

Median price \$545,000.00 Property type Unit/Apartment Suburb SOUTHBANK  
 Period - From Oct 2024 to Sep 2025 Source REIV

**Comparable property sales**

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
3810/45 Clarke St SOUTHBANK 3006	\$620,000.00	7/10/2025
3009/18 Hoff Blvd SOUTHBANK 3006	\$580,000.00	15/09/2025
2303/105 Clarendon St SOUTHBANK 3006	\$550,000.00	5/09/2025

This Statement of Information was prepared on: Monday 24th November 2025