

# 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 3201/109 Clarendon 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)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Southbank

Period - From 01/05/2025 to 30/04/2026 Source Property Data

### 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	1702/9 Waterside PI DOCKLANDS 3008	\$1,360,000	16/04/2026
2	3601/135 City Rd SOUTHBANK 3006	\$1,390,000	16/12/2025
3	1501/35 Albert Rd MELBOURNE 3004	\$1,470,000	02/12/2025

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: 01/05/2026 11:20



3   2   2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Unit Price**

01/05/2025 - 30/04/2026: \$560,000

## Comparable Properties



**1702/9 Waterside PI DOCKLANDS 3008 (REI)**

Agent Comments

3   2   2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 16/04/2026

**Property Type:** Apartment



**3601/135 City Rd SOUTHBANK 3006 (REI/VG)**

Agent Comments

3   3   3

**Price:** \$1,390,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** Apartment



**1501/35 Albert Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,470,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Apartment

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504