

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

2/396 Clarendon Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,667,500

Property Type House

Suburb South Melbourne

Period - From 01/07/2025

to

30/06/2026

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	11/410-416 Bay St PORT MELBOURNE 3207	\$1,230,000	07/08/2026
2	24a Dow St SOUTH MELBOURNE 3205	\$1,270,000	15/06/2026
3	15/97-101 Cruikshank St PORT MELBOURNE 3207	\$1,225,000	02/03/2026

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:

25/08/2026 13:55



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2026: \$1,667,500

Comparable Properties



11/410-416 Bay St PORT MELBOURNE 3207 (REI)

Agent Comments

2 2 2

Price: \$1,230,000

Method: Private Sale

Date: 07/08/2026

Property Type: Apartment



24a Dow St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2 1 2

Price: \$1,270,000

Method: Private Sale

Date: 15/06/2026

Property Type: House



15/97-101 Cruikshank St PORT MELBOURNE 3207 (REI)

Agent Comments

2 1 1

Price: \$1,225,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Account - Belle Property Albert Park | P: (03) 9690 5366 | F: (03) 9696 1151