

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

109/33 CLIVEDEN CLOSE EAST MELBOURNE VIC 3002

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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Jun 2025

to

31 May 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

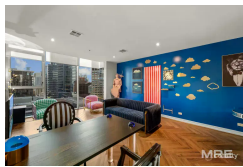
Date of sale

1308/31 SPRING STREET MELBOURNE VIC 3000	\$458,888	03-Feb-26
309/16-22 LIVERPOOL STREET MELBOURNE VIC 3000	\$460,000	20-Mar-26
706/108 FLINDERS STREET MELBOURNE VIC 3000	\$448,000	20-Apr-26

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: 12 June 2026



**1308/31 SPRING STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$458,888** Sold Date **03-Feb-26**

Distance **0.37km**



**309/16-22 LIVERPOOL STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$460,000** Sold Date **20-Mar-26**

Distance **0.81km**



**706/108 FLINDERS STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$448,000** Sold Date **20-Apr-26**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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