Statement of Information

# Single residential property located in the Melbourne metropolitan area

MICM

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 4508/1 Balston Street, Southbank, 3006 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $390,000.00 | & | $420,000.00 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $560,000.00 | Property type | Unit/Apartment | Suburb | SOUTHBANK |

| | | | | | |
|---|---|---|---|---|---|
| Period - From | Apr 2025 | to | Apr 2026 | Source | Property Data |

## 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 |
|---|---|---|
| 2009/1 Balston St SOUTHBANK 3006 | $392,000.00 | 29/01/2026 |
| 3108/1 Balston St SOUTHBANK 3006 | $410,000.00 | 21/11/2025 |
| 1505/1 Balston St SOUTHBANK 3006 | $405,000.00 | 20/10/2025 |

This Statement of Information was prepared on: Wednesday 08th April 2026