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	3605/1 Balston Street, Southbank, 3006

Indicative selling price

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

Single price		or range between	$600,000.00	& $660,000.00

Median sale price

Median price	$565,000.00	Property type	Unit/Apartment	Suburb	SOUTHBANK
Period - From	Aug 2024	to	Aug 2025	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
3101/288 Spencer St MELBOURNE 3000	$638,000.00	19/05/2025
36/79 Whiteman St SOUTHBANK 3006	$650,000.00	15/05/2025
56/79 Whiteman St SOUTHBANK 3006	$640,000.00	1/04/2025

This Statement of Information was prepared on: Wednesday 06th August 2025