



## 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

2305/1 Balston Street, Southbank, 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$580,000.00

&

\$630,000.00

### Median sale price

Median price

\$597,694.00

Property type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

Jul 2023

to

Jun 2024

Source

REIV

### 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

1509/25 Coventry St SOUTHBANK 3006

\$600,000.00

26/07/2024

1901N/889 Collins St DOCKLANDS 3008

\$600,000.00

1/06/2024

288/183 City Rd SOUTHBANK 3006

\$623,888.00

4/05/2024

This Statement of Information was prepared on:

Thursday 08th August 2024