

# 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 4511/1 Balston Street, Southbank Vic 3006

### Indicative selling price

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

Range between \$669,000 & \$699,000

### Median sale price

Median price \$593,000 Property Type Unit Suburb Southbank

Period - From 18/02/2024 to 17/02/2025 Source Property Data

### 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	4310/45 Clarke St SOUTHBANK 3006	\$680,000	04/02/2025
2	3711/371 Little Lonsdale St MELBOURNE 3000	\$680,000	17/01/2025
3	1113/60 Kavanagh St SOUTHBANK 3006	\$678,000	22/12/2024

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: 18/02/2025 00:18



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$669,000 - \$699,000

**Median Unit Price**

18/02/2024 - 17/02/2025: \$593,000

## Comparable Properties



**4310/45 Clarke St SOUTHBANK 3006 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 04/02/2025

**Property Type:** Apartment



**3711/371 Little Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 17/01/2025

**Property Type:** Apartment

**1113/60 Kavanagh St SOUTHBANK 3006 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$678,000

**Method:** Auction Sale

**Date:** 22/12/2024

**Property Type:** Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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