

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 2211/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$598,000 & \$648,000

Median sale price

Median price \$589,000 Property Type Unit Suburb Southbank

Period - From 27/03/2024 to 26/03/2025 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	1703N/883 Collins St DOCKLANDS 3008	\$641,888	29/01/2025
2	1901/152 Sturt St SOUTHBANK 3006	\$645,000	08/01/2025
3	706/38 Bank St SOUTH MELBOURNE 3205	\$645,000	17/12/2024

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: 27/03/2025 16:36



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$598,000 - \$648,000

Median Unit Price

27/03/2024 - 26/03/2025: \$589,000

Comparable Properties

1703N/883 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

2
 2
 1

Price: \$641,888

Method: Private Sale

Date: 29/01/2025

Property Type: Apartment



1901/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

2
 2
 1

Price: \$645,000

Method: Private Sale

Date: 08/01/2025

Property Type: Apartment

Land Size: 79 sqm approx



706/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

2
 2
 1

Price: \$645,000

Method: Private Sale

Date: 17/12/2024

Property Type: Apartment

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



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