

# 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 & \$729,000

### Median sale price

Median price \$598,500 Property Type Unit Suburb Southbank

Period - From 26/01/2024 to 25/01/2025 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	1113/60 Kavanagh St SOUTHBANK 3006	\$678,000	22/12/2024
2	48b Napier St SOUTH MELBOURNE 3205	\$680,000	27/09/2024
3	1B/8 Waterside Pl DOCKLANDS 3008	\$677,500	15/08/2024

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: 26/01/2025 23:05



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$669,000 - \$729,000  
**Median Unit Price**  
26/01/2024 - 25/01/2025: \$598,500

## Comparable Properties

1113/60 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments



**Price:** \$678,000  
**Method:** Auction Sale  
**Date:** 22/12/2024  
**Property Type:** Apartment

48b Napier St SOUTH MELBOURNE 3205 (VG)

Agent Comments



**Price:** \$680,000  
**Method:** Sale  
**Date:** 27/09/2024  
**Property Type:** Strata Flat - Single OYO Flat



1B/8 Waterside PI DOCKLANDS 3008 (VG)

Agent Comments



**Price:** \$677,500  
**Method:** Sale  
**Date:** 15/08/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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