

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

1203/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$378,000

&

\$398,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Southbank

Period - From

19/08/2024

to

18/08/2025

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.

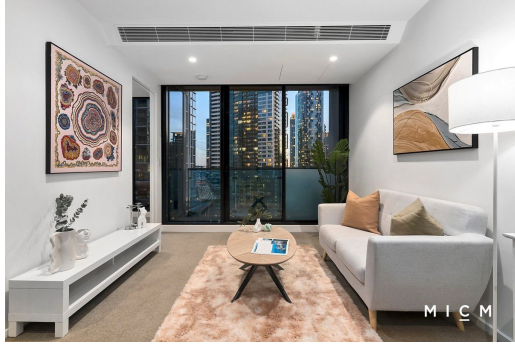
	Address of comparable property	Price	Date of sale
1	1101/228 La Trobe St MELBOURNE 3000	\$406,000	04/08/2025
2	2607/18 Hoff Blvd SOUTHBANK 3006	\$406,000	29/07/2025
3	1806/245 City Rd SOUTHBANK 3006	\$405,000	01/07/2025

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:

19/08/2025 12:03



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$378,000 - \$398,000

Median Unit Price

19/08/2024 - 18/08/2025: \$562,500

Comparable Properties



1101/228 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

1
 1
 -

Price: \$406,000

Method: Private Sale

Date: 04/08/2025

Property Type: Apartment



2607/18 Hoff Blvd SOUTHBANK 3006 (REI)

Agent Comments

1
 1
 -

Price: \$406,000

Method: Private Sale

Date: 29/07/2025

Property Type: Apartment



1806/245 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

1
 1
 -

Price: \$405,000

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment

Land Size: 52 sqm approx

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