

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 3110/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$388,000 & \$426,000

Median sale price

Median price \$559,000 Property Type Unit Suburb Southbank

Period - From 11/03/2025 to 10/03/2026 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	2407/27 Little Collins St MELBOURNE 3000	\$423,888	16/02/2026
2	2807/18 Hoff Blvd SOUTHBANK 3006	\$420,000	19/12/2025
3	811/152 Sturt St SOUTHBANK 3006	\$425,000	29/11/2025

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: 11/03/2026 22:44



1 bed 1 bath 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$388,000 - \$426,000

Median Unit Price

11/03/2025 - 10/03/2026: \$559,000

Comparable Properties



2407/27 Little Collins St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$423,888

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment



2807/18 Hoff Blvd SOUTHBANK 3006 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$420,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment



811/152 Sturt St SOUTHBANK 3006 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$425,000

Method: Private Sale

Date: 29/11/2025

Property Type: Apartment

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



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