

## 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

613/1-13 BALSTON STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,500

Property type

Unit

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

141/99 WHITEMAN STREET SOUTHBANK VIC 3006	\$730,000	26-Feb-25
103/285-291 CITY ROAD SOUTHBANK VIC 3006	\$717,000	24-Mar-25
5212/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$710,000	19-Feb-25

OR

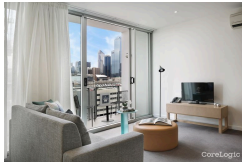
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 May 2025


**141/99 WHITEMAN STREET  
SOUTHBANK VIC 3006**

2 2 1

 Sold Price **\$730,000** Sold Date **26-Feb-25**

 Distance **0.58km**

**103/285-291 CITY ROAD  
SOUTHBANK VIC 3006**

2 2 1

 Sold Price **\$717,000** Sold Date **24-Mar-25**

 Distance **0.35km**

**5212/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

2 2 1

 Sold Price **\$710,000** Sold Date **19-Feb-25**

 Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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