

Statement of Information
**Single Residential Property
Located in the Melbourne
Metropolitan Area.**

M I C M

Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address
Including Suburb
and postcode

2405 / 1 Balston Street SOUTHBANK VIC 3006

Indicative Selling Price

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

Single Price

or Range Between

\$530,000 - \$580,000

Median Sale Price

Median Price

\$565,000

Property Type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

15-09-2025

to

14-09-2026

Source

Property Data

Comparable Property Sales

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 the most comparable to the property for sale.

Address of Comparable Property	Sold Price	Date of Sale
301/320 St Kilda Rd SOUTHBANK 3006	\$569,000	05-09-2026
2512/155 Franklin St MELBOURNE 3000	\$530,000	29-07-2026
3205/1 Balston St SOUTHBANK 3006	\$580,000	09-06-2026

This Statement of Information was prepared on:

15th September 2026