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	2402 / 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*	$560,000 - $595,000

Median Sale Price

Median Price	$565,000	*Property Type*	Unit/Apartment	*Suburb*	SOUTHBANK
Period - From	07-09-2025	*to*	06-09-2026	*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
802/8 Bowen Cr MELBOURNE 3004	$585,000	25-08-2026
3704/135 City Rd SOUTHBANK 3006	$585,000	22-07-2026
2701/118 Kavanagh St SOUTHBANK 3006	$575,000	24-03-2026

This Statement of Information was prepared on: 8th September 2026