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	4301/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $540,500 Property Type Unit Suburb Southbank

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	2201/1 Balston St SOUTHBANK 3006	$833,500	01/07/2026
2	1106/83 Queensbridge St SOUTHBANK 3006	$800,000	30/03/2026
3	4807/442 Elizabeth St MELBOURNE 3000	$835,000	27/03/2026

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: 14/08/2026 12:32

4301/1 Balston Street, Southbank Vic 3006

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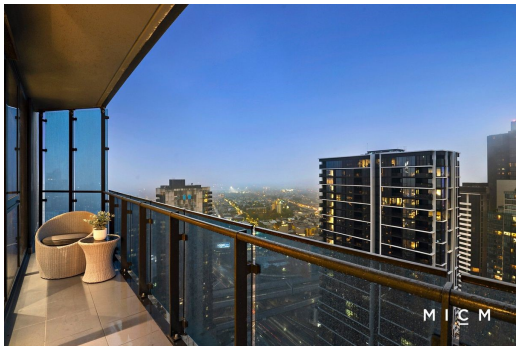

3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending June 2026: $540,500

Comparable Properties

2201/1 Balston St SOUTHBANK 3006 (REI/VG)

3 2 1

Price: $833,500
Method: Sold Before Auction
Date: 01/07/2026
Property Type: Apartment

Agent Comments

1106/83 Queensbridge St SOUTHBANK 3006 (REI/VG)

3 2 1

Price: $800,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

Agent Comments

4807/442 Elizabeth St MELBOURNE 3000 (VG)

3 - -

Price: $835,000
Method: Sale
Date: 27/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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