

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

2704/1 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

\$390,000 - \$420,000

Median Sale Price

Median Price

\$562,250

Property Type

Unit/Apartment

Suburb

SOUTHBANK

Period - From

11-09-2025

to

10-09-2026

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
4508/1 Balston St SOUTHBANK 3006	\$390,000	14-06-2026
1005/1 Balston St SOUTHBANK 3006	\$410,000	13-05-2026
905/1 Balston St SOUTHBANK 3006	\$390,000	01-05-2026

This Statement of Information was prepared on:

14th September 2026