Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 808/1 Balston Street, Southbank Vic 3006

Indicative selling price

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

Single price \$365,000

Median sale price

Median price	\$570,000	Pro	operty Type Unit	:	Suburb	Southbank
Period - From	01/04/2024	to	31/03/2025	Source	ce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	206/152 Sturt St SOUTHBANK 3006	\$400,000	15/04/2025
2	1214/25 Coventry St SOUTHBANK 3006	\$365,000	22/03/2025
3			

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:

02/06/2025 14:06



* Professionals





Property Type: Strata Unit/Flat Agent Comments

Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$365,000 Median Unit Price Year ending March 2025: \$570,000

Comparable Properties

HIEM	206/152 Sturt St SOUTHBANK 3006 (REI) 1 1 Price: \$400,000 Method: Private Sale Date: 15/04/2025 Property Type: Apartment	Agent Comments
	1214/25 Coventry St SOUTHBANK 3006 (REI/VG) 1 1 1 2 - Price: \$365,000 Method: Private Sale Date: 22/03/2025 Property Type: Apartment	Agent Comments

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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