

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 3301E/42-48 Balston Street, Southbank, 3006

Indicative selling price

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

Single price or range between \$430,000.00 & \$460,000.00

Median sale price

Median price \$598,500.00 Property type Unit/Apartment, Storage Cage Suburb SOUTHBANK
 Period - From Jan 2024 to Jan 2025 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2701/58 Clarke St SOUTHBANK 3006	\$460,000.00	27/12/2024
106/285 City Rd SOUTHBANK 3006	\$458,000.00	3/12/2024
2807/135 City Rd SOUTHBANK 3006	\$452,000.00	20/11/2024

This Statement of Information was prepared on: Tuesday 28th January 2025