

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

1007w/48 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between

\$315,000

&

\$345,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Southbank

Period - From

01/10/2024

to

30/09/2025

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	1604/48 Balston St SOUTHBANK 3006	\$315,000	15/07/2025
2	704/42-48 Balston St SOUTHBANK 3006	\$315,000	14/07/2025
3	808/48 Balston St SOUTHBANK 3006	\$310,000	17/06/2025

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:

03/11/2025 21:10

1007w/48 Balston Street, Southbank Vic 3006

M I C M

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Indicative Selling Price

\$315,000 - \$345,000

Median Unit Price

Year ending September 2025: \$545,000



Property Type:

Agent Comments

Comparable Properties



1604/48 Balston St SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 15/07/2025

Property Type: Apartment



704/42-48 Balston St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 14/07/2025

Property Type: Apartment

808/48 Balston St SOUTHBANK 3006 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 17/06/2025

Property Type: Flat/Unit/Apartment (Res)

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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