

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

1106E/42 BALSTON STREET SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$522,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

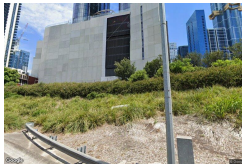
Date of sale

2107/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$490,000	20-Sep-24
406/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$500,000	28-Nov-24
12/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$510,000	05-Sep-24

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 6 months.

This Statement of Information was prepared on: 25 February 2025

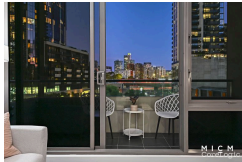


**2107/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$490,000** Sold Date **20-Sep-24**

Distance **0.11km**



**406/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price **\$500,000** Sold Date **28-Nov-24**

Distance **0.13km**



**12/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

2 1 1

Sold Price **\$510,000** Sold Date **05-Sep-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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