

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

1808/42-48 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 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

3308/42-48 BALSTON STREET SOUTHBANK VIC 3006

\$355,000

21-Nov-24

1004/58 CLARKE STREET SOUTHBANK VIC 3006

\$357,500

30-Oct-24

2810/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006

\$350,000

09-Nov-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: 19 March 2025



**3308/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$355,000

Sold Date

21-Nov-24

Distance

0km



**1004/58 CLARKE STREET
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$357,500

Sold Date

30-Oct-24

Distance

0.31km



**2810/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

2 1 -

Sold Price

\$350,000

Sold Date

09-Nov-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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