

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

2303/48 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2024

to

31 Dec 2024

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

2004/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	28-Sep-24
2405/48 BALSTON STREET SOUTHBANK VIC 3006	\$320,000	10-Oct-24
902/48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	19-Aug-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: 30 January 2025



**2004/48 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$320,000** Sold Date **28-Sep-24**

Distance **0km**

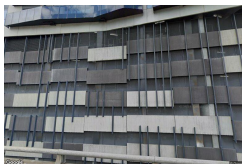


**2405/48 BALSTON STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price Sold Date **10-Oct-24**

Distance **0km**



**902/48 BALSTON STREET
SOUTHBANK VIC 3006**

- - -

Sold Price **\$335,000** Sold Date **19-Aug-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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