

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

2601W/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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

423/283 CITY ROAD SOUTHBANK VIC 3006	\$515,000	23-Apr-25
1207/245-251 CITY ROAD SOUTHBANK VIC 3006	\$485,000	19-Apr-25
1207/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$458,888	17-Apr-25

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: 28 August 2025

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423/283 CITY ROAD SOUTHBANK VIC 3006 Sold Price \$515,000 Sold Date 23-Apr-25
Distance 0.3km

2 1 -



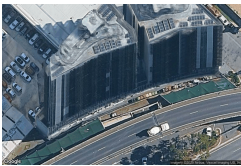
1207/245-251 CITY ROAD SOUTHBANK VIC 3006 Sold Price \$485,000 Sold Date 19-Apr-25
Distance 0.22km

2 1 -



1207/11 BALE CIRCUIT SOUTHBANK VIC 3006 Sold Price \$458,888 Sold Date 17-Apr-25
Distance 0.14km

2 1 -



2403/48 BALSTON STREET SOUTHBANK VIC 3006 Sold Price \$455,000 Sold Date 28-Mar-25
Distance 0.02km

2 1 -

RS = Recent sale UN = Undisclosed Sale

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