

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

2706/42-48 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Southbank

Period-from

01 Nov 2024

to

31 Oct 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

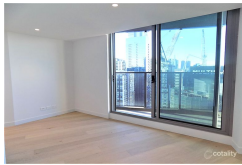
Date of sale

3405/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$730,000	19-Sep-24
3105/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$710,000	25-Aug-25
2513/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$729,000	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: 17 November 2025



**3405/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$730,000

Sold Date

19-Sep-24

Distance

0km



**3105/42-48 BALSTON STREET
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$710,000

Sold Date

25-Aug-25

Distance

0km



**2513/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price

\$729,000

Sold Date

05-Sep-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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