

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

2904W/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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Southbank

Period-from

01 May 2024

to

30 Apr 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

1102/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$330,000	06-Apr-25
3704/48 BALSTON STREET SOUTHBANK VIC 3006	\$335,000	21-Mar-25
42-48 BALSTON STREET SOUTHBANK VIC 3006	\$330,000	06-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: 30 May 2025

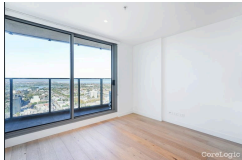


1102/42-48 BALSTON STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **\$330,000** Sold Date **06-Apr-25**

Distance **0.02km**

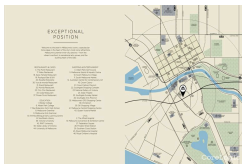


3704/48 BALSTON STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **\$335,000** Sold Date **21-Mar-25**

Distance **0.02km**



42-48 BALSTON STREET SOUTHBANK VIC 3006

1 1 -

Sold Price **\$330,000** Sold Date **06-Apr-25**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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