

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	3004/48 Balston Street, Southbank, VIC 3006
---	---

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$325,000	&	\$355,000
-------------	-----------	---	-----------

Median sale price

Median price	\$590,000	Property Type	Apartment	Suburb	Southbank (3006)
Period - From	01/04/2024	to	31/03/2025	Source	realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1206/42 BALSTON STREET, SOUTHBANK VIC 3006	\$326,500	21/03/2025
3704/48 BALSTON STREET, SOUTHBANK VIC 3006	\$335,000	13/03/2025
1807/42 BALSTON STREET, SOUTHBANK VIC 3006	\$350,000	01/04/2025

This Statement of Information was prepared on: 22/04/2025