

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

2706W/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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 2026

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

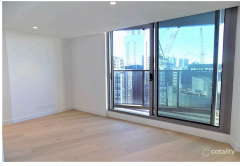
Date of sale

3405/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$730,000	19-Sep-24
2513/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$729,000	05-Sep-24
3105/42-48 BALSTON STREET SOUTHBANK VIC 3006	\$710,000	25-Aug-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: 07 April 2026



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

 2
  2
  -

Sold Price

\$730,000

Sold Date

19-Sep-24

Distance

0.01km



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

 2
  2
  -

Sold Price

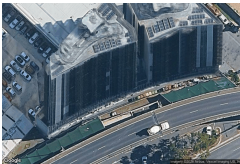
\$729,000

Sold Date

05-Sep-24

Distance

0.39km



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

 2
  2
  -

Sold Price

\$710,000

Sold Date

25-Aug-25

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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