

# 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 1602e/42-48 Balston Street, Southbank Vic 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$329,000 & \$359,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 21/02/2024 to 20/02/2025 Source Property Data

### 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 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
1	106/551 Flinders La MELBOURNE 3000	\$355,000	24/12/2024
2	2807/118 Kavanagh St SOUTHBANK 3006	\$358,000	12/12/2024
3	1202N/883 Collins St DOCKLANDS 3008	\$358,000	24/10/2024

**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 six months.~~

This Statement of Information was prepared on: 21/02/2025 15:36



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$329,000 - \$359,000  
**Median Unit Price**  
21/02/2024 - 20/02/2025: \$590,000

## Comparable Properties



**106/551 Flinders La MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$355,000  
**Method:** Auction Sale  
**Date:** 24/12/2024  
**Property Type:** Apartment

**2807/118 Kavanagh St SOUTHBANK 3006 (VG)**

Agent Comments



**Price:** \$358,000  
**Method:** Sale  
**Date:** 12/12/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**1202N/883 Collins St DOCKLANDS 3008 (REI/VG)**

Agent Comments



**Price:** \$358,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Rooms:** 3  
**Property Type:** Apartment

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