

## 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

1003E/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) (\*Delete single price or range as applicable)

Single Price

\$398,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Aug 2024

to

31 Jul 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

601/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$400,000	18-Feb-25
235/183 CITY ROAD SOUTHBANK VIC 3006	\$405,000	04-Mar-25
3103/118 KAVANAGH STREET SOUTHBANK VIC 3006	\$380,000	09-Mar-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: 10 August 2025



**601/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$400,000** Sold Date **18-Feb-25**

Distance **0.13km**

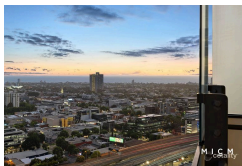


**235/183 CITY ROAD SOUTHBANK  
VIC 3006**

1 1 1

Sold Price **\$405,000** Sold Date **04-Mar-25**

Distance **0.21km**



**3103/118 KAVANAGH STREET  
SOUTHBANK VIC 3006**

1 1 1

Sold Price **\$380,000** Sold Date **09-Mar-25**

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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