

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

1806/42-48 Balston Street, Southbank Vic 3006

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Southbank

Period - From 19/03/2025 to 18/03/2026 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	608/225 Elizabeth St MELBOURNE 3000	\$602,000	10/03/2026
2	1409/70 Dorcas St SOUTHBANK 3006	\$600,000	02/03/2026
3	1807N/883 Collins St DOCKLANDS 3008	\$608,000	01/03/2026

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: 19/03/2026 12:42

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Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

19/03/2025 - 18/03/2026: \$560,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



608/225 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments



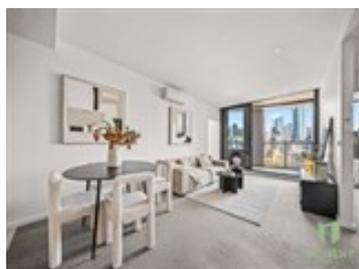
Price: \$602,000

Method: Private Sale

Date: 10/03/2026

Rooms: 4

Property Type: Apartment



1409/70 Dorcas St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment



1807N/883 Collins St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$608,000

Method: Private Sale

Date: 01/03/2026

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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