

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

1609/11 BALE CIRCUIT 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

or range
between

\$550,000

&

\$580,000

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

1809/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$610,000	18-Apr-24
2401/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$585,000	05-Mar-24
1408/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$566,000	01-Jul-24

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: 18 August 2025



**1809/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

2 2 -

Sold Price

\$610,000

Sold Date

18-Apr-24

Distance

0km



**2401/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

2 2 -

Sold Price

\$585,000

Sold Date

05-Mar-24

Distance

0km



**1408/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

2 2 -

Sold Price

\$566,000

Sold Date

01-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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