

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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2024

to

30 Sep 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

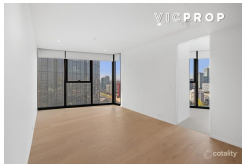
Date of sale

1705/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$570,000	28-Jul-25
1808/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$530,000	18-May-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: 03 October 2025



**1705/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

2 2 -

Sold Price

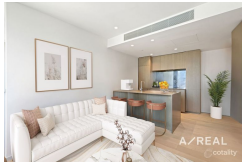
\$570,000

Sold Date

28-Jul-25

Distance

0km



**1808/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

2 2 -

Sold Price

\$530,000

Sold Date

18-May-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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