

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

2806/11 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

\$930,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2025

to

31 May 2026

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

3506/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$932,000	25-Mar-26
6404/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$1,498,800	15-Mar-26
6304/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$1,582,300	12-Mar-26

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: 24 June 2026



**3506/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$932,000** Sold Date **25-Mar-26**

Distance **0km**



**6404/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,498,800** Sold Date **15-Mar-26**

Distance **0.03km**



**6304/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 3  2  1

Sold Price **\$1,582,300** Sold Date **12-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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