

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

3506/11 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

\$900,000

&

\$990,000

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

2708/63 WHITEMAN STREET SOUTHBANK VIC 3006	\$1,075,000	28-May-25
3801/81 CITY ROAD SOUTHBANK VIC 3006	\$1,050,000	17-Mar-25
8/120-150 STURT STREET SOUTHBANK VIC 3006	\$927,000	11-Apr-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: 11 August 2025



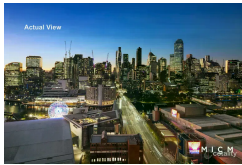
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**2708/63 WHITEMAN STREET
SOUTHBANK VIC 3006**

 3  2  1

Sold Price

\$1,075,000

Sold Date

28-May-25

Distance

0.59km



**3801/81 CITY ROAD SOUTHBANK
VIC 3006**

 3  2  1

Sold Price

\$1,050,000

Sold Date

17-Mar-25

Distance

0.41km



**8/120-150 STURT STREET
SOUTHBANK VIC 3006**

 3  2  1

Sold Price

\$927,000

Sold Date

11-Apr-25

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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