

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

3002/11 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

\$400,000

&

\$4,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Other

Suburb

Southbank

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

303/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$485,000	30-Jan-24
1002/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$420,000	09-Jan-25
4003/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$549,000	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: 05 June 2025



303/11 BALE CIRCUIT SOUTHBANK VIC 3006

Sold Price

\$485,000

Sold Date

30-Jan-24

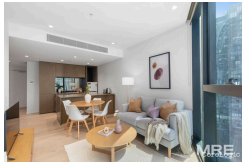
1

1

-

Distance

0km



1002/11 BALE CIRCUIT SOUTHBANK VIC 3006

Sold Price

\$420,000

Sold Date

09-Jan-25

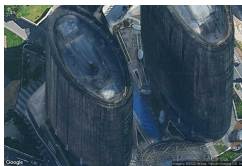
1

1

-

Distance

0km



4003/11 BALE CIRCUIT SOUTHBANK VIC 3006

Sold Price

\$549,000

Sold Date

01-Jul-24

1

1

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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