

## 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

5102/11 BALE CIRCUIT SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 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

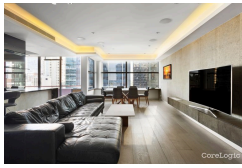
Date of sale

1701/181 EXHIBITION STREET MELBOURNE VIC 3000	\$2,200,000	14-Feb-25
6206/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$2,330,000	19-Dec-24
261/55 VICTORIA HARBOUR PROMENADE DOCKLANDS VIC 3008	\$1,985,000	13-Dec-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: 25 March 2025



**1701/181 EXHIBITION STREET  
MELBOURNE VIC 3000**

3 3 2

Sold Price <sup>RS</sup> **\$2,200,000** Sold Date **14-Feb-25**

Distance **1.66km**

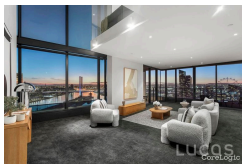


**6206/35 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

3 3 2

Sold Price <sup>RS</sup> **\$2,330,000** Sold Date **19-Dec-24**

Distance **0.37km**



**261/55 VICTORIA HARBOUR  
PROMENADE DOCKLANDS VIC  
3008**

3 3 2

Sold Price **\$1,985,000** Sold Date **13-Dec-24**

Distance **1.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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