

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

1207/11 Bale Circuit, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Southbank

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	2803/241 City Rd SOUTHBANK 3006	\$442,888	10/02/2025
2	2107/61 City Rd SOUTHBANK 3006	\$450,000	06/02/2025
3	1002/11 Bale Cirt SOUTHBANK 3006	\$420,000	09/01/2025

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 six months.~~

This Statement of Information was prepared on:

26/03/2025 13:57

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending December 2024: \$570,000



Property Type: Serviced
 Apartments/Holiday Units (Res)
 Agent Comments

Comparable Properties



2803/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$442,888
Method: Expression of Interest
Date: 10/02/2025
Property Type: Apartment



2107/61 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment
Land Size: 911 sqm approx

1002/11 Bale Cirt SOUTHBANK 3006 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 09/01/2025
Property Type: Flat/Unit/Apartment (Res)

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