

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

1609/11 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Southbank

Period-from

01 Dec 2024

to

30 Nov 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

604/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$625,000	30-Oct-25
1001/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$649,449	06-Aug-25
1705/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$570,000	28-Jul-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.~~

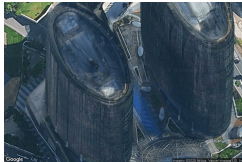
This Statement of Information was prepared on: 18 December 2025



604/11 BALE CIRCUIT SOUTHBANK VIC 3006 Sold Price **\$625,000** Sold Date **30-Oct-25**

2 2 -

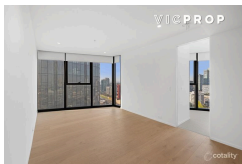
Distance **0km**



1001/11 BALE CIRCUIT SOUTHBANK VIC 3006 Sold Price **\$649,449** Sold Date **06-Aug-25**

2 2 -

Distance **0km**



1705/11 BALE CIRCUIT SOUTHBANK VIC 3006

Sold Price **\$570,000** Sold Date **28-Jul-25**

2 2 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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