

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

Range between \$899,000 & \$988,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Southbank

Period - From

24/04/2024

to

23/04/2025

Source

Property Data

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	8/120 Sturt St SOUTHBANK 3006	\$927,000	16/04/2025
2	3/85 Dodds St SOUTHBANK 3006	\$985,000	31/03/2025
3	83a Park St SOUTH MELBOURNE 3205	\$975,000	02/03/2025

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:

24/04/2025 11:49



3 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$899,000 - \$988,000
Median Unit Price
24/04/2024 - 23/04/2025: \$585,000

Comparable Properties



8/120 Sturt St SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$927,000
Method: Sold Before Auction
Date: 16/04/2025
Property Type: Apartment
Land Size: 98 sqm approx



3/85 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$985,000
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment



83a Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 1

Price: \$975,000
Method: Sold After Auction
Date: 02/03/2025
Property Type: House

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822