

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

1303/11 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

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,550

Property type

Unit

Suburb

Southbank

Period-from

01 May 2025

to

30 Apr 2026

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

3410/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$412,000	15-Jan-26
2807/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$420,000	06-Oct-25
811/152-166 STURT STREET SOUTHBANK VIC 3006	\$425,000	30-Nov-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: 08 May 2026

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**3410/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$412,000** Sold Date **15-Jan-26**

Distance **0km**



**2807/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$420,000** Sold Date **06-Oct-25**

Distance **0km**



**811/152-166 STURT STREET
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$425,000** Sold Date **30-Nov-25**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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