

# 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

2201/11 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)

Single price

\$550,000

### Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

Southbank

Period - From

01/01/2025

to

31/12/2025

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	3701/18 Hoff Blvd SOUTHBANK 3006	\$551,000	31/10/2025
2	1304/11 Bale Cirt SOUTHBANK 3006	\$538,000	05/09/2025
3	1611/18 Hoff Blvd SOUTHBANK 3006	\$540,000	25/08/2025

**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:

15/02/2026 11:30

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**Indicative Selling Price**

\$550,000

**Median Unit Price**

Year ending December 2025: \$545,000



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

## Comparable Properties

**3701/18 Hoff Blvd SOUTHBANK 3006 (VG)**

**Agent Comments**



**Price:** \$551,000

**Method:** Sale

**Date:** 31/10/2025

**Property Type:** Flat/Unit/Apartment (Res)

**1304/11 Bale Cirt SOUTHBANK 3006 (VG)**

**Agent Comments**



**Price:** \$538,000

**Method:** Sale

**Date:** 05/09/2025

**Property Type:** Flat/Unit/Apartment (Res)

**1611/18 Hoff Blvd SOUTHBANK 3006 (VG)**

**Agent Comments**



**Price:** \$540,000

**Method:** Sale

**Date:** 25/08/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig | P: 03 88498088**



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