

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 401/11 Bale Circuit, Southbank, 3006

Indicative selling price

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

Single price or range between \$890,000.00 & \$930,000.00

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb SOUTHBANK
 Period - Mar 2025 to Mar 2026 Source Property Data

Comparable property sales

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
5208/35 Queensbridge St SOUTHBANK 3006	\$925,000.00	12/03/2026
1211/60 Kavanagh St SOUTHBANK 3006	\$921,000.00	16/01/2026
9/79 Dodds St SOUTHBANK 3006	\$967,500.00	6/12/2025

This Statement of Information was prepared on: Thursday 19th March 2026