

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Southbank

Period-from

01 Apr 2025

to

31 Mar 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
1203/43 HANCOCK STREET SOUTHBANK VIC 3006	\$438,000	11-Mar-26

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: 23 April 2026



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

 1  1  -

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

Distance **0km**

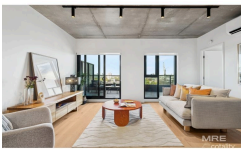


**2807/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

 1  1  -

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

Distance **0km**



**1203/43 HANCOCK STREET  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price <sup>RS</sup> **\$438,000** Sold Date **11-Mar-26**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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