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 & $969,000

Median sale price

Median price $560,000 Property Type Unit Suburb Southbank

Period - From 23/02/2025 to 22/02/2026 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	1211/60 Kavanagh St SOUTHBANK 3006	$921,000	16/01/2026
2	9/79 Dodds St SOUTHBANK 3006	$967,500	06/12/2025
3	181/480 La Trobe St WEST MELBOURNE 3003	$960,000	20/09/2025

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: 23/02/2026 15:16

3506/11 Bale Circuit, Southbank Vic 3006



3 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$899,000 - $969,000
Median Unit Price
23/02/2025 - 22/02/2026: $560,000

Comparable Properties



1211/60 Kavanagh St SOUTHBANK 3006 (REI)

3 2 1

Price: $921,000
Method: Private Sale
Date: 16/01/2026
Property Type: Apartment

Agent Comments



9/79 Dodds St SOUTHBANK 3006 (REI/VG)

3 2 1

Price: $967,500
Method: Auction Sale
Date: 06/12/2025
Property Type: Apartment
Land Size: 122 sqm approx

Agent Comments



181/480 La Trobe St WEST MELBOURNE 3003 (REI/VG)

3 2 1

Price: $960,000
Method: Private Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments

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

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