

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

12/41 BALACLAVA ROAD ST KILDA EAST VIC 3183

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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2024

to

31 Jul 2025

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

12/37 MELBY AVENUE ST KILDA EAST VIC 3183	\$685,000	13-Jun-25
5/46 ORRONG CRESCENT CAULFIELD NORTH VIC 3161	\$721,000	22-May-25
6/13 FULLER ROAD RIPPONLEA VIC 3185	\$713,500	04-Aug-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: 14 August 2025

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**12/37 MELBY AVENUE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$685,000** Sold Date **13-Jun-25**

Distance **0.25km**



**5/46 ORRONG CRESCENT
CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price **\$721,000** Sold Date **22-May-25**

Distance **0.94km**



**6/13 FULLER ROAD RIPPONLEA
VIC 3185**

2 1 1

Sold Price ^{RS} **\$713,500** ^{UN} Sold Date **04-Aug-25**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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