

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

5/378 CARLISLE STREET BALACLAVA 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

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Flats

Suburb

Balaclava

Period-from

01 Aug 2025

to

31 Jul 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

2/7 ARDOCH AVENUE ST KILDA EAST VIC 3183	\$1,200,000	04-Dec-25
504/5 ALMA ROAD ST KILDA VIC 3182	\$1,040,000	22-Dec-25
5/1A LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$860,000	25-Feb-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: 18 August 2026

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2/7 ARDOCH AVENUE ST KILDA EAST VIC 3183

 3
  2
  1

Sold Price

\$1,200,000Sold Date **04-Dec-25**

Distance

1km

504/5 ALMA ROAD ST KILDA VIC 3182

 3
  2
  2

Sold Price

\$1,040,000Sold Date **22-Dec-25**

Distance

1.63km

5/1A LANSDOWNE ROAD ST KILDA EAST VIC 3183

 3
  2
  1

Sold Price

\$860,000Sold Date **25-Feb-26**

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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