

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

1/16 THE AVENUE 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2024

to

31 Oct 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

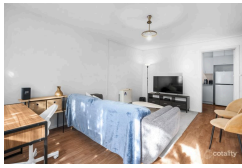
1/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$420,000	08-Jun-25
5/51 CHAPEL STREET ST KILDA VIC 3182	\$410,000	13-Oct-25
3/22 KENDALL STREET ELWOOD VIC 3184	\$405,000	05-Sep-25

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: 13 November 2025

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1/15 CARDIGAN STREET ST KILDA EAST VIC 3183

1 1 1

Sold Price

\$420,000

Sold Date

08-Jun-25

Distance

0.79km



5/51 CHAPEL STREET ST KILDA VIC 3182

1 1 1

Sold Price

^{RS} **\$410,000**

Sold Date

13-Oct-25

Distance

1.04km



3/22 KENDALL STREET ELWOOD VIC 3184

1 1 1

Sold Price

\$405,000

Sold Date

05-Sep-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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