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	G06/43-45 The Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $890,000 & $950,000

Median sale price

Median price $584,000 Property Type Unit Suburb Balaclava

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	6/8 Meadow St ST KILDA EAST 3183	$920,000	10/08/2025
2	6/185 Barkly St ST KILDA 3182	$921,000	09/05/2025
3	4/29-31 Scott St ELWOOD 3184	$945,000	25/03/2025

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: 12/08/2025 13:36

G06/43-45 The Avenue, Balaclava Vic 3183



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median Unit Price
June quarter 2025: $584,000

Comparable Properties



6/8 Meadow St ST KILDA EAST 3183 (REI)

3 1 1

Price: $920,000
Method: Auction Sale
Date: 10/08/2025
Property Type: Apartment

Agent Comments



6/185 Barkly St ST KILDA 3182 (REI)

3 2 2

Price: $921,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Apartment

Agent Comments



4/29-31 Scott St ELWOOD 3184 (REI)

3 2 1

Price: $945,000
Method: Expression of Interest
Date: 25/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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