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	104/356 Carlisle Street, Balaclava Vic 3183

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $575,000 Property Type Unit Suburb Balaclava

Period - From 29/10/2024 to 28/10/2025 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	3/33 Orange Gr BALACLAVA 3183	$460,000	18/10/2025
2	40/174 Peel St WINDSOR 3181	$476,000	15/10/2025
3	27/87 Alma Rd ST KILDA EAST 3183	$450,000	26/09/2025

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: 29/10/2025 08:42

104/356 Carlisle Street, Balaclava Vic 3183



Property Type:
Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
29/10/2024 - 28/10/2025: $575,000

Comparable Properties



3/33 Orange Gr BALACLAVA 3183 (REI)

1 | 1 | -

Price: $460,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments



40/174 Peel St WINDSOR 3181 (REI)

1 | 1 | 1

Price: $476,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Agent Comments



27/87 Alma Rd ST KILDA EAST 3183 (REI)

1 | 1 | 1

Price: $450,000
Method: Private Sale
Date: 26/09/2025
Property Type: Apartment

Agent Comments

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

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