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	1/30 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Range between $700,000 & $730,000

Median sale price

Median price $573,750 Property Type Unit Suburb Balaclava

Period - From 19/11/2024 to 18/11/2025 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	5A/635 St Kilda Rd MELBOURNE 3004	$705,000	21/10/2025
2	1/13 Lewisham Rd WINDSOR 3181	$725,000	18/10/2025
3	14/27 Lewisham Rd WINDSOR 3181	$700,000	02/10/2025

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: 19/11/2025 11:05

1/30 Blenheim Street, Balaclava Vic 3183



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $730,000
Median Unit Price
19/11/2024 - 18/11/2025: $573,750

Comparable Properties



5A/635 St Kilda Rd MELBOURNE 3004 (REI)

2 1 1

Price: $705,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment

Agent Comments



1/13 Lewisham Rd WINDSOR 3181 (REI)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment

Agent Comments



14/27 Lewisham Rd WINDSOR 3181 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment

Agent Comments

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

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