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	5/20 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $572,500 Property Type Unit Suburb Balaclava

Period - From 24/11/2024 to 23/11/2025 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	5/16 St Leonards Av ST KILDA 3182	$520,000	22/11/2025
2	11/19 Redan St ST KILDA 3182	$522,000	14/11/2025
3	28/41 Chapel St ST KILDA 3182	$490,000	10/11/2025

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: 24/11/2025 13:19

5/20 Carlisle Avenue, Balaclava Vic 3183



2 1 1

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
24/11/2024 - 23/11/2025: $572,500

Comparable Properties



5/16 St Leonards Av ST KILDA 3182 (REI)

1 1 1

Price: $520,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



11/19 Redan St ST KILDA 3182 (REI)

2 1 1

Price: $522,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments



28/41 Chapel St ST KILDA 3182 (REI)

2 1 1

Price: $490,000
Method: Sold Before Auction
Date: 10/11/2025
Property Type: Apartment

Agent Comments

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

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