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	3/11 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $570,000 Property Type Unit Suburb Balaclava

Period - From 01/04/2025 to 31/03/2026 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	3/33 Elm Gr BALACLAVA 3183	$600,000	01/03/2026
2	108/43 The Avenue BALACLAVA 3183	$612,000	21/12/2025
3	6/93 Grosvenor St BALACLAVA 3183	$605,000	22/10/2025

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: 13/04/2026 11:54

3/11 The Avenue, Balaclava Vic 3183

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending March 2026: $570,000

Comparable Properties



3/33 Elm Gr BALACLAVA 3183 (REI/VG)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 01/03/2026
Property Type: Apartment

Agent Comments

108/43 The Avenue BALACLAVA 3183 (VG)

2 - -

Price: $612,000
Method: Sale
Date: 21/12/2025
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



6/93 Grosvenor St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $605,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Apartment

Agent Comments

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