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	8a The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,410,000 Property Type House 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	1/81 Hotham St BALACLAVA 3183	$830,000	21/06/2026
2	2/45 Spenser St ST KILDA 3182	$850,000	09/06/2026
3	8 Young St ST KILDA EAST 3183	$860,000	25/05/2026

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: 25/06/2026 11:29

8a The Avenue, Balaclava Vic 3183



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending March 2026: $1,410,000

Comparable Properties



1/81 Hotham St BALACLAVA 3183 (REI)

2 1 1

Price: $830,000
Method: Auction Sale
Date: 21/06/2026
Property Type: Apartment

Agent Comments



2/45 Spenser St ST KILDA 3182 (REI)

2 1 2

Price: $850,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment

Agent Comments



8 Young St ST KILDA EAST 3183 (REI)

2 1 -

Price: $860,000
Method: Sold Before Auction
Date: 25/05/2026
Property Type: House (Res)

Agent Comments

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

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