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	10/43-45 The Avenue, Balaclava, Vic 3183

Indicative selling price

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

range between $680,000 & $730,000

Median sale price

Median price $612,500 Property type *Unit* Suburb Balaclava

Period - From 01/08/2025 to 31/10/2025 Source PropTrack

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
4/21 Carlisle Avenue, Balaclava, VIC 3183	$656,500	20/06/2025
101/140 Hotham Street, St Kilda East, VIC 3183	$653,000	29/08/2025
315/138 Glen Eira Road, Elsternwick, VIC 3185	$712,000	18/10/2025

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: 04/11/2025