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	20/53 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Single price $430,000

Median sale price

Median price $561,000 Property Type Unit Suburb St Kilda East

Period - From 29/08/2023 to 28/08/2024 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	11/1a Irving Av PRAHRAN 3181	$430,000	27/06/2024
2	6/47 Gourlay St BALACLAVA 3183	$460,000	14/06/2024
3	207/7 Brighton Rd ST KILDA 3182	$400,000	28/05/2024

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: 29/08/2024 14:44

20/53 Balaclava Road, St Kilda East Vic 3183



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000
Median Unit Price
29/08/2023 - 28/08/2024: $561,000

Comparable Properties



11/1a Irving Av PRAHRAN 3181 (REI)

2 1 -

Price: $430,000
Method: Private Sale
Date: 27/06/2024
Property Type: Unit

Agent Comments

6/47 Gourlay St BALACLAVA 3183 (VG)

2 - -

Price: $460,000
Method: Sale
Date: 14/06/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

207/7 Brighton Rd ST KILDA 3182 (VG)

2 - -

Price: $400,000
Method: Sale
Date: 28/05/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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

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