# 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<br>Including suburb and postcode | 4/36-38 Blenheim Street, Balaclava VIC 3183 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $565,000 Property Type Unit Suburb Balaclava

Period - From 19/08/2024 to 18/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3/8 Glen Huntly Road Elwood VIC 3184 | $540,000 | 04/12/2024 |
| 6/7 Robertson Avenue St Kilda VIC 3182 | $515,000 | 29/10/2024 |
| 6/39 Eildon Road St Kilda VIC 3182 | $560,000 | 10/01/2025 |

This Statement of Information was prepared on: 19/02/2025