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	4/21 Carlisle Avenue, Balaclava VIC 3183

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $583,250 Property Type Unit Suburb Balaclava

Period - From 02/12/2024 to 02/06/2025 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 for 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
6/306-308 Dandenong Road St Kilda East VIC 3183	$563,000	29/05/2025
6/34 Horne Street Elsternwick VIC 3185	$595,000	17/05/2025
46/1 St Kilda Road St Kilda VIC 3182	$540,000	15/05/2025

This Statement of Information was prepared on: 03/06/2025