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	109/48 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 $575,000 Property Type Unit Suburb Balaclava

Period - From 15/06/2025 to 14/12/2025 Source Cotality™

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
105/402 Dandenong Road Caulfield North VIC 3161	$522,000	14/11/2025
11/57-59 Lansdowne Road St Kilda East VIC 3183	$547,000	26/10/2025
13/25 Jackson Street St Kilda VIC 3182	$545,000	17/10/2025

This Statement of Information was prepared on: 15/12/2025