

## 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

3/44 THE AVENUE BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

11/7 CARDIGAN STREET ST KILDA EAST VIC 3183	\$570,000	22-Oct-24
4/64 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$550,000	05-Mar-25
5/6 WESTBURY STREET ST KILDA EAST VIC 3183	\$550,000	02-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 April 2025

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**11/7 CARDIGAN STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

**\$570,000**

Sold Date

**22-Oct-24**

Distance

**0.67km**



**4/64 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price

**\$550,000**

Sold Date

**05-Mar-25**

Distance

**0.89km**



**5/6 WESTBURY STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price

Sold Date

**02-Feb-25**

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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