

## 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

19 CARLISLE AVENUE BALACLAVA VIC 3183

### Indicative selling price

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

Single Price

\$2,195,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,377,500

Property type

Commercial

Suburb

Balaclava

Period-from

01 Jan 2024

to

31 Dec 2024

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

25 WILGAH STREET ST KILDA EAST VIC 3183	\$2,000,000	19-Jul-24
5 SHERBROOKE AVENUE ELSTERNWICK VIC 3185	\$2,000,000	03-Aug-24
178 ALMA ROAD ST KILDA EAST VIC 3183	\$2,125,000	21-Sep-24

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: 10 January 2025

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**25 WILGAH STREET ST KILDA EAST VIC 3183**

3 1 1

Sold Price **\$2,000,000** Sold Date **19-Jul-24**

Distance **0.86km**



**5 SHERBROOKE AVENUE ELSTERNWICK VIC 3185**

3 1 2

Sold Price Sold Date **03-Aug-24**

Distance **1.93km**



**178 ALMA ROAD ST KILDA EAST VIC 3183**

3 2 -

Sold Price **\$2,125,000** Sold Date **21-Sep-24**

Distance **1.15km**

RS = Recent sale      UN = Undisclosed Sale

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