

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

5 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,960,000

&

\$2,150,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb St Kilda East

Period - From 01/07/2024

to

30/09/2024

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	178 Alma Rd ST KILDA EAST 3183	\$2,125,000	21/09/2024
2	14 Elmhurst Rd CAULFIELD NORTH 3161	\$2,227,500	01/09/2024
3	38 Hotham St ST KILDA EAST 3183	\$2,430,000	23/06/2024

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 six months.~~

This Statement of Information was prepared on:

14/10/2024 13:58



 4  2  4

Property Type: House (Res)

Agent Comments

Comparable Properties



178 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 4  2  2

Price: \$2,125,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 627 sqm approx



14 Elmhurst Rd CAULFIELD NORTH 3161 (REI) Agent Comments

 4  2  2

Price: \$2,227,500

Method: Auction Sale

Date: 01/09/2024

Property Type: House (Res)

Land Size: 689 sqm approx



38 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  3  5

Price: \$2,430,000

Method: Auction Sale

Date: 23/06/2024

Property Type: House (Res)

Land Size: 782 sqm approx