

# 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 4/305 Carlisle Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$645,000 Property Type Unit Suburb Balaclava

Period - From 01/10/2024 to 31/12/2024 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	9/12 Mitford St ST KILDA 3182	\$607,000	16/01/2025
2	9/157 Brighton Rd ELWOOD 3184	\$587,500	24/12/2024
3			

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: 05/02/2025 13:49



2   1   1

**Property Type:** Apartment  
**Land Size:** 1801 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
December quarter 2024: \$645,000

## Comparable Properties



9/12 Mitford St ST KILDA 3182 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$607,000  
**Method:** Private Sale  
**Date:** 16/01/2025  
**Property Type:** Apartment



9/157 Brighton Rd ELWOOD 3184 (REI)

[Agent Comments](#)

2   1   1

**Price:** \$587,500  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** Apartment

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.

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000



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