

# 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

107/48 Blenheim 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 \$510,000 & \$540,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Balaclava

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	1404/6 St Kilda Rd ST KILDA 3182	\$525,000	18/10/2024
2	4/217 Brighton Rd ELWOOD 3184	\$540,000	26/09/2024
3	6/20 Carlisle Av BALACLAVA 3183	\$525,000	08/09/2024

**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:

12/11/2024 10:05



Sophie Carmichael  
03 9829 2965  
0456 421 065

sophie@melbournerealestate.com.au

**Indicative Selling Price**

\$510,000 - \$540,000

**Median Unit Price**

September quarter 2024: \$550,000



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1404/6 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments

2   1   1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 18/10/2024

**Property Type:** Apartment



**4/217 Brighton Rd ELWOOD 3184 (REI)**

Agent Comments

2   1   1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 26/09/2024

**Property Type:** Apartment



**6/20 Carlisle Av BALACLAVA 3183 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$525,000

**Method:** Auction Sale

**Date:** 08/09/2024

**Property Type:** Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.