Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$450,000	&	\$480,000
Range between	\$450,000	&	\$480,000

Median sale price

Median price	\$575,000	Pro	perty Type U	Init		Suburb	Balaclava
Period - From	29/10/2024	to	28/10/2025	So	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	3/33 Orange Gr BALACLAVA 3183	\$460,000	18/10/2025
2	40/174 Peel St WINDSOR 3181	\$476,000	15/10/2025
3	27/87 Alma Rd ST KILDA EAST 3183	\$450,000	26/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/10/2025 08:42
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Property Type: Agent Comments

Indicative Selling Price \$450,000 - \$480,000 **Median Unit Price** 29/10/2024 - 28/10/2025: \$575,000

Comparable Properties



3/33 Orange Gr BALACLAVA 3183 (REI)

Price: \$460,000 Method: Auction Sale Date: 18/10/2025

Property Type: Apartment

Agent Comments



40/174 Peel St WINDSOR 3181 (REI)



Agent Comments

Price: \$476,000 Method: Private Sale Date: 15/10/2025

Property Type: Apartment



27/87 Alma Rd ST KILDA EAST 3183 (REI)



Agent Comments

Price: \$450,000 Method: Private Sale Date: 26/09/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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