

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

10a The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Balaclava

Period - From 18/08/2024

to

17/08/2025

Source

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	Price	Date of sale
1	35a Alexandra St ST KILDA EAST 3183	\$842,500	10/05/2025
2			
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:

18/08/2025 15:24



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



35a Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$842,500

Method: Auction Sale

Date: 10/05/2025

Property Type: House

Land Size: 101 sqm approx

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.