Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	18/30 Balaclava Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$580,000	Pro	pperty Type Uni	t		Suburb	St Kilda East
Period - From	15/05/2024	to	14/05/2025	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	5/2a Ravens Gr ST KILDA EAST 3183	\$570,000	28/04/2025
2	3/44 The Avenue BALACLAVA 3183	\$555,000	24/04/2025
3	10/75 Hotham St BALACLAVA 3183	\$545,000	17/04/2025

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:	15/05/2025 09:50



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 Median Unit Price 15/05/2024 - 14/05/2025: \$580,000

Comparable Properties



5/2a Ravens Gr ST KILDA EAST 3183 (REI)

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2

1

3 .

Price: \$570,000 **Method:** Private Sale **Date:** 28/04/2025

Property Type: Apartment

Agent Comments



3/44 The Avenue BALACLAVA 3183 (REI)

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2





a 1

Price: \$555,000 Method: Private Sale Date: 24/04/2025

Property Type: Apartment

Agent Comments



10/75 Hotham St BALACLAVA 3183 (REI/VG)

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2





1

Price: \$545,000 **Method:** Private Sale **Date:** 17/04/2025

Property Type: Apartment

Agent Comments

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





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