

# 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 3/309 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 \$700,000 & \$770,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb Balaclava

Period - From 01/07/2025 to 30/09/2025 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	1/141 Alma Rd ST KILDA EAST 3183	\$770,000	08/11/2025
2	2/179-183 Brighton Rd ELWOOD 3184	\$742,500	25/10/2025
3	5/5 St Georges Rd ELSTERNWICK 3185	\$730,000	09/10/2025

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.~~

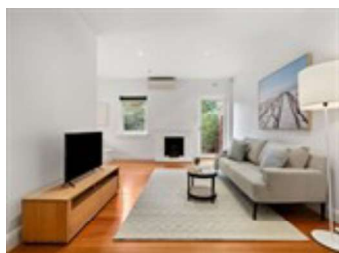
This Statement of Information was prepared on: 23/12/2025 11:15



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
September quarter 2025: \$565,000

## Comparable Properties



1/141 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 08/11/2025  
**Property Type:** Apartment



2/179-183 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



**Price:** \$742,500  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Apartment  
**Land Size:** 85 sqm approx



5/5 St Georges Rd ELSTERNWICK 3185 (REI)

Agent Comments



**Price:** \$730,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2025  
**Property Type:** Apartment

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