

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

3/44 THE AVENUE BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

11/7 CARDIGAN STREET ST KILDA EAST VIC 3183	\$570,000	22-Oct-24
4/64 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$550,000	05-Mar-25
5/6 WESTBURY STREET ST KILDA EAST VIC 3183	\$550,000	02-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 April 2025

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**11/7 CARDIGAN STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$570,000

Sold Date

22-Oct-24

Distance

0.67km



**4/64 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

\$550,000

Sold Date

05-Mar-25

Distance

0.89km



**5/6 WESTBURY STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

Sold Date

02-Feb-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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