

## 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

6/342 CARLISLE STREET BALACLAVA VIC 3183

### Indicative selling price

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

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 17/350 DANDENONG ROAD ST KILDA EAST VIC 3183 | \$450,000 | 19-Jun-24 |
| 4/68 ALMA ROAD ST KILDA VIC 3182             | \$485,000 | 24-May-24 |
| 10/325 ORRONG ROAD ST KILDA EAST VIC 3183    | \$430,000 | 10-Aug-24 |

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.~~

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**17/350 DANDENONG ROAD ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$450,000** Sold Date **19-Jun-24**

Distance **1.41km**

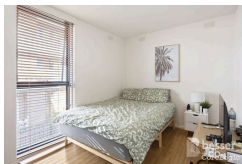


**4/68 ALMA ROAD ST KILDA VIC  
3182**

2 1 1

Sold Price **\$485,000** Sold Date **24-May-24**

Distance **1.13km**



**10/325 ORRONG ROAD ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price **\$430,000** Sold Date **10-Aug-24**

Distance **1.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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