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	9/11 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

Range between	\$670,000	&	\$730,000

Median sale price

Median price	\$550,000	Pro	perty Type	Jnit		Suburb	St Kilda East
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

Add	dress of comparable property	Price	Date of sale
1	2/11 Balaclava Rd ST KILDA EAST 3183	\$730,000	05/10/2025
2	7/208 Tennyson St ELWOOD 3184	\$715,000	15/09/2025
3	11/20 Kooyong Rd CAULFIELD NORTH 3161	\$675,000	04/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 11:00







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$670,000 - \$730,000 **Median Unit Price** September quarter 2025: \$550,000

Comparable Properties



2/11 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$730,000 Method: Auction Sale Date: 05/10/2025

Property Type: Apartment

7/208 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$715,000 Method: Private Sale Date: 15/09/2025

Property Type: Apartment



11/20 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Price: \$675,000 Method: Private Sale Date: 04/09/2025

Property Type: Apartment Land Size: 1302 sqm approx Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



