

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

G06/43-45 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$584,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2025

to

30/06/2025

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	6/8 Meadow St ST KILDA EAST 3183	\$920,000	10/08/2025
2	6/185 Barkly St ST KILDA 3182	\$921,000	09/05/2025
3	4/29-31 Scott St ELWOOD 3184	\$945,000	25/03/2025

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:

12/08/2025 13:36



 3
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

June quarter 2025: \$584,000

Comparable Properties



6/8 Meadow St ST KILDA EAST 3183 (REI)

Agent Comments

 3
  1
  1

Price: \$920,000

Method: Auction Sale

Date: 10/08/2025

Property Type: Apartment



6/185 Barkly St ST KILDA 3182 (REI)

Agent Comments

 3
  2
  2

Price: \$921,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: Apartment



4/29-31 Scott St ELWOOD 3184 (REI)

Agent Comments

 3
  2
  1

Price: \$945,000

Method: Expression of Interest

Date: 25/03/2025

Property Type: Townhouse (Single)

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