

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

3/11 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$542,500 Property Type Unit Suburb Balaclava

Period - From 16/03/2025 to 15/03/2026 Source Property Data

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	7/2 Erindale Av RIPPONLEA 3185	\$599,000	10/12/2025
2	6/5a The Avenue BALACLAVA 3183	\$605,000	15/11/2025
3	6/93 Grosvenor St BALACLAVA 3183	\$605,000	22/10/2025

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: 16/03/2026 10:43



Property Type: Apartment

Agent Comments

Comparable Properties



7/2 Erindale Av RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$599,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



6/5a The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 15/11/2025

Property Type: Apartment



6/93 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$605,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Apartment