

# 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

38/11 The Avenue, Balaclava VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

Balaclava

Period - From

19/08/2025

to

18/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/12 Maryville Street Ripponlea VIC 3185	\$750,000	11/02/2026
3/1 Tennyson Street Elwood VIC 3184	\$715,000	06/02/2026
2/1 Fulton Street St Kilda East VIC 3183	\$701,500	25/12/2025

This Statement of Information was prepared on:

19/02/2026