

# 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

10/26 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)

Single price

\$340,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2025

to

31/12/2025

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	7/37 Hotham St ST KILDA EAST 3183	\$321,750	11/02/2026
2	10/13 Crimea St ST KILDA 3182	\$320,000	24/01/2026
3	5/3 Quat Quatta Av RIPPONLEA 3185	\$335,000	08/01/2026

**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:

04/03/2026 15:44



 1  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$340,000

**Median Unit Price**

Year ending December 2025: \$565,000

## Comparable Properties



**7/37 Hotham St ST KILDA EAST 3183 (REI)**

Agent Comments

 1  
  1  
  1

**Price:** \$321,750

**Method:** Private Sale

**Date:** 11/02/2026

**Property Type:** Apartment



**10/13 Crimea St ST KILDA 3182 (REI/VG)**

Agent Comments

 1  
  1  
  1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 24/01/2026

**Property Type:** Apartment



**5/3 Quat Quatta Av RIPPONLEA 3185 (REI/VG)**

Agent Comments

 1  
  1  
  1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 08/01/2026

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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