

# 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 G08/48 Blenheim Street, 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 \$579,000

### Median sale price

Median price \$565,000

Property Type Unit

Suburb Balaclava

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	Price	Date of sale
1	125/135 Inkerman St ST KILDA 3182	\$570,000	15/11/2025
2	10/21-23 Brighton Rd ST KILDA 3182	\$555,000	17/10/2025
3	8/114a Westbury Cl BALACLAVA 3183	\$575,000	30/09/2025

**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:

10/12/2025 10:14