

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

1/10-12 BLENHEIM STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Flats

Suburb

Balaclava

Period-from

01 Jul 2025

to

30 Jun 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 6 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

1/70A ALEXANDRA STREET ST KILDA EAST VIC 3183	\$690,000	09-May-26
3/36 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$695,000	18-Apr-26
10/66 WESTBURY STREET ST KILDA EAST VIC 3183	\$700,000	28-Mar-26

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 6 months.

This Statement of Information was prepared on: 30 July 2026

McGrath Brighton

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1/70A ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 2

Sold Price

\$690,000Sold Date **09-May-26**

Distance

0.81km

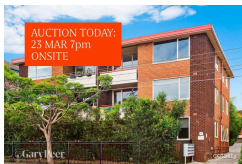
3/36 LANSDOWNE ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price

\$695,000Sold Date **18-Apr-26**

Distance

1.01km

10/66 WESTBURY STREET ST KILDA EAST VIC 3183

3 1 1

Sold Price

\$700,000Sold Date **28-Mar-26**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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