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	1/13 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~~		or range between	$1,280,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,410,000	Property type	House	Suburb	Balaclava
Period-from	01 Jun 2025	to	31 May 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
1/26 GRAYLINGS GROVE ST KILDA EAST VIC 3183	$1,280,000	17-Dec-25
4/4 MARY STREET WINDSOR VIC 3181	$1,301,000	20-Feb-26
36A GOURLAY STREET BALACLAVA VIC 3183	$1,425,000	12-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: 09 June 2026

OBrien Real Estate

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1/26 GRAYLINGS GROVE ST KILDA EAST VIC 3183

3 2 1

Sold Price RS **$1,280,000** UN

Sold Date **17-Dec-25**

Distance **0.57km**

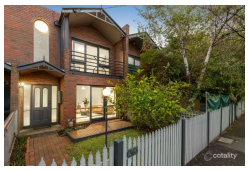
4/4 MARY STREET WINDSOR VIC 3181

2 2 2

Sold Price **$1,301,000**

Sold Date **20-Feb-26**

Distance **1.39km**



36A GOURLAY STREET BALACLAVA VIC 3183

3 2 1

Sold Price RS **$1,425,000** UN

Sold Date **12-Mar-26**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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