

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

1/21 Carlisle Avenue, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$690,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Balaclava

Period - From 01/04/2026 to 30/06/2026 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	6/10 The Avenue WINDSOR 3181	\$667,000	12/09/2026
2	4/13 Glen Huntly Rd ELWOOD 3184	\$685,000	04/09/2026
3	5/3 Milton St ELWOOD 3184	\$685,000	03/09/2026

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:

23/09/2026 12:23



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

June quarter 2026: \$1,535,000

Comparable Properties



6/10 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$667,000

Method: Auction Sale

Date: 12/09/2026

Property Type: Apartment



4/13 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 04/09/2026

Property Type: Apartment



5/3 Milton St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$685,000

Method: Sold Before Auction

Date: 03/09/2026

Property Type: Apartment