

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

15/11 The 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 \$565,000

Property Type Unit

Suburb Balaclava

Period - From 04/03/2025

to

03/03/2026

Source Property Data

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	G04/43-45 The Avenue BALACLAVA 3183	\$660,000	13/02/2026
2	10/43-45 The Avenue BALACLAVA 3183	\$680,000	05/11/2025
3			

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 17:04



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

04/03/2025 - 03/03/2026: \$565,000

Comparable Properties



G04/43-45 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$660,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: Apartment

10/43-45 The Avenue BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$680,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8644 5500