

# 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

2/16 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)

Range between \$2,400,000

&

\$2,640,000

### Median sale price

Median price \$1,455,000

Property Type House

Suburb Balaclava

Period - From 01/07/2025

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 | 28 Henry St WINDSOR 3181       | \$2,400,000 | 25/08/2026   |
| 2 | 6 Dean Av ST KILDA EAST 3183   | \$2,300,001 | 11/08/2026   |
| 3 | 42 Vale St ST KILDA 3182       | \$2,690,000 | 14/03/2026   |

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:

11/09/2026 12:03

2/16 Blenheim Street, Balaclava Vic 3183



Lauchlan Waterfield

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**Indicative Selling Price**

\$2,400,000 - \$2,640,000

**Median House Price**

Year ending June 2026: \$1,455,000



**Property Type:**

Agent Comments

## Comparable Properties



**28 Henry St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 25/08/2026

**Property Type:** House



**6 Dean Av ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$2,300,001

**Method:** Private Sale

**Date:** 11/08/2026

**Property Type:** Townhouse (Res)



**42 Vale St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$2,690,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 348 sqm approx

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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