

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

2/44 The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Balaclava

Period - From 01/01/2025

to 31/12/2025

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	2/14 Cardigan St ST KILDA EAST 3183	\$537,500	23/02/2026
2	8/3 Ravens Gr ST KILDA EAST 3183	\$550,000	02/02/2026
3	109/48 Blenheim St BALACLAVA 3183	\$542,500	13/01/2026

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:

07/04/2026 10:27



 2
  1
  1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2025: \$565,000

Comparable Properties



2/14 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$537,500

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment



8/3 Ravens Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$550,000

Method: Private Sale

Date: 02/02/2026

Property Type: Apartment



109/48 Blenheim St BALACLAVA 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$542,500

Method: Private Sale

Date: 13/01/2026

Property Type: Apartment

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