

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

20a The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Balaclava

Period - From

01/04/2025

to

31/03/2026

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	3 Willow St ELSTERNWICK 3185	\$985,000	27/03/2026
2	12a Chaucer St ST KILDA 3182	\$1,024,500	03/03/2026
3	15 Chusan St BALACLAVA 3183	\$1,015,000	19/11/2025

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:

19/05/2026 13:49



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2026: \$1,410,000

Comparable Properties



3 Willow St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$985,000

Method: Private Sale

Date: 27/03/2026

Property Type: House

Land Size: 222 sqm approx



12a Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$1,024,500

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 130 sqm approx



15 Chusan St BALACLAVA 3183 (REI/VG)

Agent Comments

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Price: \$1,015,000

Method: Private Sale

Date: 19/11/2025

Property Type: Apartment

Land Size: 120 sqm approx

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289