

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

7/26 The Avenue, Balaclava VIC 3183

Indicative selling price

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

Range between

\$375,000

&

\$400,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Balaclava

Period - From

15/10/2025

to

14/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/130 Alma Road St Kilda East VIC 3183	\$395,000	29/10/2025
11/211 Hotham Street Ripponlea VIC 3185	\$384,000	24/03/2026
107/5-7 Hotham Street St Kilda East VIC 3183	\$385,000	12/03/2026

This Statement of Information was prepared on:

15/04/2026