

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/11 THE AVENUE, BALACLAVA, VIC 3183  2  1  1

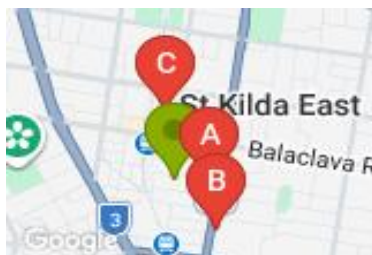
Indicative Selling Price

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

Price Range: \$640,000 to \$660,000

Provided by: Mario Lambiase, OBrien Real Estate Preston Mill Park Doreen

MEDIAN SALE PRICE



BALACLAVA, VIC, 3183

Suburb Median Sale Price (Unit)

\$575,000

01 April 2025 to 31 March 2026

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



4/43-45 THE AVE, BALACLAVA, VIC 3183  2  2  1

Sale Price

\$660,000

Sale Date: 13/02/2026

Distance from Property: 217m



101/140 HOTHAM ST, ST KILDA EAST, VIC 3183  2  2  1

Sale Price

\$653,000

Sale Date: 29/08/2025

Distance from Property: 447m



4/26 BLENHEIM ST, BALACLAVA, VIC 3183  2  1  1

Sale Price

\$660,000

Sale Date: 17/10/2025

Distance from Property: 477m



This report has been compiled on 24/04/2026 by OBrien Real Estate Preston Mill Park Doreen. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8/11 THE AVENUE, BALACLAVA, VIC 3183

Indicative selling price

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

Price Range:

\$640,000 to \$660,000

Median sale price

Median price

\$575,000

Property type

Unit

Suburb

BALACLAVA

Period

01 April 2025 to 31 March 2026

Source



Comparable property sales

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

4/43-45 THE AVE, BALACLAVA, VIC 3183	\$660,000	13/02/2026
101/140 HOTHAM ST, ST KILDA EAST, VIC 3183	\$653,000	29/08/2025
4/26 BLENHEIM ST, BALACLAVA, VIC 3183	\$660,000	17/10/2025

This Statement of Information was prepared on:

24/04/2026