

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

8a The Avenue, Balaclava Vic 3183

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Balaclava

Period - From 20/05/2025 to 19/05/2026 Source Property Data

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	2/17 Hammerdale Av ST KILDA EAST 3183	\$870,000	23/04/2026
2	12/114a Westbury Cl BALACLAVA 3183	\$855,500	09/04/2026
3	22/83-89 Brighton Rd ELWOOD 3184	\$870,000	08/04/2026

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:

20/05/2026 10:36



2 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median Townhouse Price

20/05/2025 - 19/05/2026: \$1,080,000

Comparable Properties



2/17 Hammerdale Av ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Sold Before Auction

Date: 23/04/2026

Property Type: Unit



12/114a Westbury CI BALACLAVA 3183 (REI)

Agent Comments

2 2 2

Price: \$855,500

Method: Sold Before Auction

Date: 09/04/2026

Property Type: Apartment



22/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$870,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372