

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

37 The Avenue, Balaclava VIC 3183

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Balaclava

Period - From

24/01/2025

to

23/07/2025

Source

core_logic

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
1 Dean Avenue St Kilda East VIC 3183	\$2,332,500	02/03/2025
11 Fuller Road Ripponlea VIC 3185	\$2,225,000	06/04/2025
4 Sagamore Court Caulfield North VIC 3161	\$2,215,000	16/03/2025

This Statement of Information was prepared on:

24/07/2025