

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

18/53 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

St Kilda East

Period - From

17/07/2024

to

16/07/2025

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	6/2 Fiona Ct ST KILDA 3182	\$300,000	02/05/2025
2	9/83 Westbury St ST KILDA EAST 3183	\$300,000	18/04/2025
3	13/57 Chapel St ST KILDA 3182	\$278,000	30/01/2025

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:

17/07/2025 12:31

18/53 Balaclava Road, St Kilda East Vic 3183



Oren Flamm

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Indicative Selling Price

\$285,000

Median Unit Price

17/07/2024 - 16/07/2025: \$585,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



6/2 Fiona Ct ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$300,000

Method: Sold Before Auction

Date: 02/05/2025

Property Type: Apartment



9/83 Westbury St ST KILDA EAST 3183 (VG)

Agent Comments

1 - -

Price: \$300,000

Method: Sale

Date: 18/04/2025

Property Type: Strata Flat - Single OYO Flat



13/57 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$278,000

Method: Private Sale

Date: 30/01/2025

Property Type: Apartment

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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