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 | | |
|-------------------------|--|--|
| | | |
| | | |
| | | |
| | | |

Single price \$285,000

Median sale price

| Median price | \$585,000 | Pro | operty Type Unit | t | 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.

| Add | dress 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





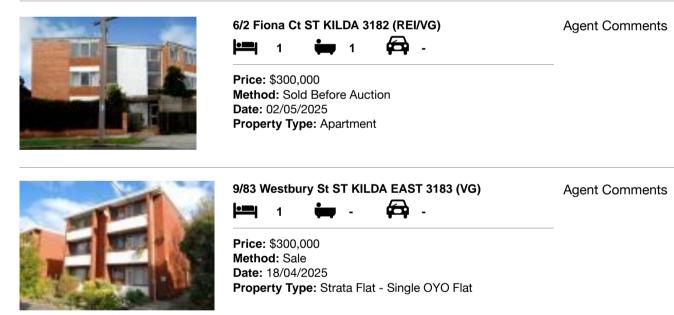


Property Type: Apartment Agent Comments

Oren Flamm 9533 0999 0407 750 438 oflamm@flarerealestate.com.au

Indicative Selling Price \$285,000 Median Unit Price 17/07/2024 - 16/07/2025: \$585,000

Comparable Properties





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

41 🗰 1 🕊

ST KILDA 3182 (REI/VG)

Agent Comments

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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