

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

38/53 Balaclava Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$578,500 Property Type Unit Suburb St Kilda East

Period - From 14/07/2024 to 13/07/2025 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	8/66-70 Grosvenor St BALACLAVA 3183	\$535,000	21/06/2025
2	18/124 Alexandra St ST KILDA EAST 3183	\$520,000	13/06/2025
3	4/51 Gourlay St BALACLAVA 3183	\$535,000	16/05/2025

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:

14/07/2025 15:57



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

14/07/2024 - 13/07/2025: \$578,500

Comparable Properties



8/66-70 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 21/06/2025

Property Type: Apartment



18/124 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 13/06/2025

Property Type: Apartment



4/51 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$535,000

Method: Sold Before Auction

Date: 16/05/2025

Property Type: Unit

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