

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 303/48 Blenheim Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$567,500 Property Type Unit Suburb Balaclava

Period - From 12/03/2025 to 11/03/2026 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	7/1 York St PRAHRAN 3181	\$1,100,000	16/02/2026
2	3/93 Carlisle St ST KILDA 3182	\$1,000,000	29/10/2025
3	43/8-10 The Esplanade ST KILDA 3182	\$1,090,000	20/10/2025

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: 12/03/2026 15:06



 2
  2
  2

Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

12/03/2025 - 11/03/2026: \$567,500

Comparable Properties



7/1 York St PRAHRAN 3181 (REI)

Agent Comments

 2
  2
  1

Price: \$1,100,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment



3/93 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$1,000,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment



43/8-10 The Esplanade ST KILDA 3182 (REI)

Agent Comments

 2
  2
  1

Price: \$1,090,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951