

# Statement of information

**RayWhite.**

**104/43-45 THE AVENUE, BALACLAVA, VIC 3183**

PREPARED BY TOM GRIEVE, RAY WHITE BENTLEIGH & CARNEGIE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**104/43-45 THE AVENUE, BALACLAVA, VIC** 2 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$579,000**

Provided by: Ray White Carnegie , Ray White Corporate Default

## MEDIAN SALE PRICE



**BALACLAVA, VIC, 3183**

Suburb Median Sale Price (Unit)

**\$573,750**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**304/109 INKERMAN ST, ST KILDA, VIC 3182**

2 2 1

### Sale Price

**\$578,000**

Sale Date: 31/10/2025

Distance from Property: 1.3km



**306/33 INKERMAN ST, ST KILDA, VIC 3182**

2 2 1

### Sale Price

**\$550,000**

Sale Date: 27/10/2025

Distance from Property: 1.6km



**203/7 NEPEAN HWY, ELSTERNWICK, VIC 3185**

2 2 1

### Sale Price

**\$565,000**

Sale Date: 08/08/2025

Distance from Property: 1.4km



This report has been compiled on 02/02/2026 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

104/43-45 THE AVENUE, BALACLAVA, VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$579,000

### Median sale price

Median price	\$573,750	Property type	Unit	Suburb	BALACLAVA
Period	01 January 2025 to 31 December 2025	Source			

### Comparable property sales

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
304/109 INKERMAN ST, ST KILDA, VIC 3182	\$578,000	31/10/2025
306/33 INKERMAN ST, ST KILDA, VIC 3182	\$550,000	27/10/2025
203/7 NEPEAN HWY, ELSTERNWICK, VIC 3185	\$565,000	08/08/2025

This Statement of Information was prepared on:

02/02/2026