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	1/13 BLENHEIM STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,239,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Balaclava
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
7/31 THE AVENUE BALACLAVA VIC 3183	$1,255,000	30-May-26
71 THE AVENUE WINDSOR VIC 3181	$1,210,000	12-Jun-26
2/7 WANDO GROVE ST KILDA EAST VIC 3183	$1,255,000	21-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 11 August 2026

OBrien Real Estate

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7/31 THE AVENUE BALACLAVA VIC 3183

3 2 2

Sold Price **$1,255,000** Sold Date **30-May-26**

Distance **0.61km**



71 THE AVENUE WINDSOR VIC 3181

4 2 -

Sold Price **$1,210,000** Sold Date **12-Jun-26**

Distance **1.6km**



2/7 WANDO GROVE ST KILDA EAST VIC 3183

3 2 2

Sold Price **$1,255,000** Sold Date **21-Feb-26**

Distance **1.42km**

RS = Recent sale **UN** = Undisclosed Sale

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