

# 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

17 Hawsleigh 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

\$1,400,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Balaclava

Period - From

01/04/2025

to

31/03/2026

Source

REIV

### 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	26 Myrtle St ST KILDA EAST 3183	\$1,360,000	28/03/2026
2	30 Queen St ST KILDA EAST 3183	\$1,340,000	04/03/2026
3	8 Crimea St CAULFIELD NORTH 3161	\$1,375,000	09/11/2025

**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:

20/04/2026 15:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000  
**Median House Price**  
Year ending March 2026: \$1,410,000

## Comparable Properties



**26 Myrtle St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**30 Queen St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 04/03/2026  
**Property Type:** House (Res)  
**Land Size:** 276 sqm approx



**8 Crimea St CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments



**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 09/11/2025  
**Property Type:** House (Res)  
**Land Size:** 416 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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