

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

3 Edward Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Balaclava

Period - From 01/01/2025 to 31/12/2025 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	16 Lambeth PI ST KILDA 3182	\$1,355,000	14/02/2026
2	16 Camden St BALACLAVA 3183	\$1,235,000	29/11/2025
3	76 Argyle St ST KILDA 3182	\$1,302,000	11/11/2025

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:

16/02/2026 15:16



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Property Type: House

[Agent Comments](#)

Comparable Properties



16 Lambeth PI ST KILDA 3182 (REI)

[Agent Comments](#)

 3  1  -

Price: \$1,355,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 272 sqm approx



16 Camden St BALACLAVA 3183 (REI/VG)

[Agent Comments](#)

 2  1  1

Price: \$1,235,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 161 sqm approx



76 Argyle St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

 2  1  -

Price: \$1,302,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 167 sqm approx