

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

10/2B Hawsleigh Avenue, Balaclava Vic 3183

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$601,500

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2026

to

30/06/2026

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	3/5a The Avenue BALACLAVA 3183	\$603,000	09/06/2026
2	19/24-26 Milton St ELWOOD 3184	\$575,000	18/05/2026
3	5/11 Fulton St ST KILDA EAST 3183	\$590,000	27/04/2026

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:

08/07/2026 09:14



Property Type: Apartment

Agent Comments

Comparable Properties



3/5a The Avenue BALACLAVA 3183 (REI)

Agent Comments



Price: \$603,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment



19/24-26 Milton St ELWOOD 3184 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



5/11 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 27/04/2026

Property Type: Unit