

# 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 \$1,350,000

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 | 8 Crimea St CAULFIELD NORTH 3161 | \$1,375,000 | 09/11/2025   |
| 2 | 1/96 Broadway ELWOOD 3184        | \$1,400,000 | 03/09/2025   |
| 3 |                                  |             |              |

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:

15/01/2026 15:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000  
**Median House Price**  
Year ending December 2025: \$1,350,000

## Comparable Properties



**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



**1/96 Broadway ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 315 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500



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