

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

2/7 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Single price

\$470,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2024

to

31/12/2024

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	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025
2	7/84 Grosvenor St BALACLAVA 3183	\$470,000	24/11/2024
3	24/28 Fulton St ST KILDA EAST 3183	\$480,000	17/09/2024

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:

14/03/2025 13:15



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000
Median Unit Price
Year ending December 2024: \$590,000

Comparable Properties



5/40 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 1 -

Price: \$460,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment



7/84 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 24/11/2024
Property Type: Apartment



24/28 Fulton St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 17/09/2024
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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