Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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10/84 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$575,000	Pro	perty Type	Jnit		Suburb	Balaclava
Period - From	12/03/2024	to	11/03/2025	So	urce	Property	/ Data

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

1	1/10 Burnett St ST KILDA 3182	\$771,000	28/02/2025
2	1/12 Neptune St ST KILDA 3182	\$762,000	26/02/2025
3	1/9 Herbert St ST KILDA 3182	\$740,000	03/02/2025

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:	12/03/2025 13:57



Date of sale









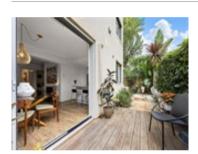
Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 12/03/2024 - 11/03/2025: \$575,000

Comparable Properties



1/10 Burnett St ST KILDA 3182 (REI)





Price: \$771,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: Apartment

Agent Comments



1/12 Neptune St ST KILDA 3182 (REI)







Agent Comments

Price: \$762,000 Method: Private Sale Date: 26/02/2025 Property Type: Unit









Price: \$740,000 Method: Private Sale Date: 03/02/2025

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



