

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/23 Gourlay Street, Balaclava VIC 3183

Indicative selling price

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

Range Between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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
3/26 Wilgah St ST KILDA EAST 3183	\$430,000	04/12/2024
10/53 Chapel St ST KILDA 3182	\$470,000	30/11/2024
1/65 Tennyson St ELWOOD 3184	\$475,000	14/10/2024

This Statement of Information was prepared on: