

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

8/114a Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price*

Median price

\$567,500

Property Type

Unit

Suburb

Balaclava

Period - From

01/10/2024

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	906/6 St Kilda Rd ST KILDA 3182	\$531,800	16/01/2025
2	202/7 Nepean Hwy ELSTERNWICK 3185	\$540,000	10/01/2025
3	210/12 Martin St ST KILDA 3182	\$510,000	12/12/2024

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:

17/04/2025 14:02

8/114a Westbury Close, Balaclava Vic 3183



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price *
01/10/2024 - 31/12/2024: \$567,500
* Agent calculated median

Comparable Properties



906/6 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$531,800
Method: Private Sale
Date: 16/01/2025
Property Type: Apartment
Land Size: 72 sqm approx



202/7 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 10/01/2025
Property Type: Apartment



210/12 Martin St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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