

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

20/38-40A BRIGHTON ROAD BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$875,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

6 LINTON STREET BALACLAVA VIC 3183	\$1,080,000	18-Dec-24
9 YOUNG STREET ST KILDA EAST VIC 3183	\$950,000	05-Oct-24
7/88 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$912,500	23-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 15 February 2025

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**6 LINTON STREET BALACLAVA
VIC 3183**

2 1 -

Sold Price **\$1,080,000** Sold Date **18-Dec-24**

Distance **0.81km**



**9 YOUNG STREET ST KILDA EAST
VIC 3183**

2 1 1

Sold Price **\$950,000** Sold Date **05-Oct-24**

Distance **1.02km**



**7/88 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 2 1

Sold Price **\$912,500** Sold Date **23-Oct-24**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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