

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

1/20A ALBION STREET 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1/17 ALBION STREET BALACLAVA VIC 3183	\$955,000	23-Aug-25
3/8A DICKENS STREET ELWOOD VIC 3184	\$940,000	13-Jun-25
2/26 DICKENS STREET ELWOOD VIC 3184	\$875,000	30-Apr-25

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: 11 September 2025

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**1/17 ALBION STREET BALACLAVA
VIC 3183**

2 1 1

Sold Price

^{RS} **\$955,000** Sold Date **23-Aug-25**

Distance **0.06km**



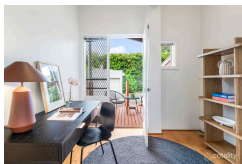
**3/8A DICKENS STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

^{RS} **\$940,000** ^{UN} Sold Date **13-Jun-25**

Distance **0.7km**



**2/26 DICKENS STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

\$875,000 Sold Date **30-Apr-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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