

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

13/13-15 GOURLAY 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2024

to

30 Sep 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

5/25 BRIGHTON ROAD ST KILDA VIC 3182	\$320,000	23-Aug-25
6/57 SOUTHEY STREET ELWOOD VIC 3184	\$320,000	25-Jul-25
4/83 WESTBURY STREET ST KILDA EAST VIC 3183	\$345,000	21-Sep-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: 06 October 2025

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**5/25 BRIGHTON ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}

\$320,000

Sold Date

23-Aug-25



1



1



1

Distance

0.82km



**6/57 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price

\$320,000

Sold Date

25-Jul-25



1



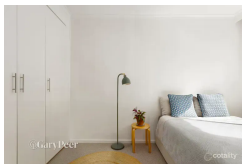
1



1

Distance

0.83km



**4/83 WESTBURY STREET ST KILDA
EAST VIC 3183**

Sold Price

^{RS}

\$345,000

^{UN}

Sold Date

21-Sep-25



1



1



1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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