

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

3/104 WESTBURY 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Aug 2024

to

31 Jul 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

8/66-70 GROSVENOR STREET BALACLAVA VIC 3183	\$535,000	21-Jun-25
5/51 GOURLAY STREET BALACLAVA VIC 3183	\$565,000	02-Aug-25
1/95A ALMA ROAD ST KILDA EAST VIC 3183	\$577,000	24-May-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: 19 August 2025



**8/66-70 GROSVENOR STREET
BALACLAVA VIC 3183**

 2  1  1

Sold Price **\$535,000** Sold Date **21-Jun-25**

Distance **0.56km**



**5/51 GOURLAY STREET
BALACLAVA VIC 3183**

 2  1  1

Sold Price ^{RS} **\$565,000** Sold Date **02-Aug-25**

Distance **0.58km**



**1/95A ALMA ROAD ST KILDA EAST
VIC 3183**

 2  1  1

Sold Price **\$577,000** Sold Date **24-May-25**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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