

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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jul 2024

to

30 Jun 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

4/10-12 BLENHEIM STREET BALACLAVA VIC 3183	\$620,000	21-Jan-25
15/109 HOTHAM STREET BALACLAVA VIC 3183	\$640,000	21-Feb-25
1/11 FULTON STREET ST KILDA EAST VIC 3183	\$628,000	24-Jan-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: 03 July 2025



**4/10-12 BLENHEIM STREET
BALACLAVA VIC 3183**

 2  1  -

Sold Price **\$620,000** Sold Date **21-Jan-25**

Distance **0.18km**

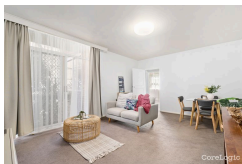


**15/109 HOTHAM STREET
BALACLAVA VIC 3183**

 2  1  -

Sold Price **\$640,000** Sold Date **21-Feb-25**

Distance **0.38km**



**1/11 FULTON STREET ST KILDA
EAST VIC 3183**

 2  1  1

Sold Price **\$628,000** Sold Date **24-Jan-25**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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