

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

3/2 NELSON 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Apr 2024

to

31 Mar 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

7/84 WESTBURY STREET BALACLAVA VIC 3183	\$750,000	30-Oct-24
3/63 HOTHAM STREET ST KILDA EAST VIC 3183	\$760,000	18-Mar-25
2/24 THE AVENUE BALACLAVA VIC 3183	\$772,000	08-Dec-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: 25 April 2025

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**7/84 WESTBURY STREET
BALACLAVA VIC 3183**

2 1 -

Sold Price **\$750,000** Sold Date **30-Oct-24**

Distance **0.22km**



**3/63 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 2 1

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **18-Mar-25**

Distance **0.52km**



**2/24 THE AVENUE BALACLAVA
VIC 3183**

2 1 1

Sold Price **\$772,000** Sold Date **08-Dec-24**

Distance **0.61km**

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

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