

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

36 Gibbs Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Balaclava

Period - From 01/07/2024

to

30/06/2025

Source REIV

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 six 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	10 Lambert Gr ST KILDA EAST 3183	\$1,305,000	16/06/2025
2	84 Alexandra St ST KILDA EAST 3183	\$1,345,000	29/05/2025
3	1 Leslie St ST KILDA EAST 3183	\$1,300,000	08/04/2025

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 six months.~~

This Statement of Information was prepared on:

27/08/2025 11:38



3 2 1

Property Type: House (Res)

Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2025: \$1,350,000

Comparable Properties



10 Lambert Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,305,000

Method: Private Sale

Date: 16/06/2025

Property Type: House

Land Size: 218 sqm approx



84 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$1,345,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: House (Res)

Land Size: 525 sqm approx



1 Leslie St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$1,300,000

Method: Private Sale

Date: 08/04/2025

Property Type: House

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372