

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

4/30 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

\$1,020,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2024

to

31 May 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

5/43 GOURLAY STREET BALACLAVA VIC 3183	\$1,008,000	12-Feb-25
6 LINTON STREET BALACLAVA VIC 3183	\$1,080,000	18-Dec-24
5/141 ALMA ROAD ST KILDA EAST VIC 3183	\$975,000	01-Jun-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: 16 June 2025

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**5/43 GOURLAY STREET
BALACLAVA VIC 3183**

2 2 -

Sold Price **\$1,008,000** Sold Date **12-Feb-25**

Distance **0.17km**



**6 LINTON STREET BALACLAVA
VIC 3183**

2 1 -

Sold Price **\$1,080,000** Sold Date **18-Dec-24**

Distance **0.7km**



**5/141 ALMA ROAD ST KILDA EAST
VIC 3183**

2 2 1

Sold Price ^{RS} **\$975,000** ^{UN} Sold Date **01-Jun-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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