

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

4/304 Inkerman Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$584,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2025

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	6/39 Hotham St ST KILDA EAST 3183	\$591,000	22/07/2025
2	3/62 Gourlay St BALACLAVA 3183	\$572,500	03/07/2025
3			

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:

12/08/2025 10:01



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2025: \$584,000

Comparable Properties



6/39 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$591,000
Method: Private Sale
Date: 22/07/2025
Property Type: Apartment



3/62 Gourlay St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$572,500
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment

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.



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