

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

48 BRIGHTON ROAD 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

\$1,500,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,250

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2024

to

30 Apr 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

40 LYNDON STREET RIPPONLEA VIC 3185	\$1,510,000	21-Mar-25
20 ROCKBROOK ROAD ST KILDA EAST VIC 3183	\$1,530,000	17-Mar-25
13 BOWEN STREET BALACLAVA VIC 3183	\$1,570,000	24-Mar-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: 20 May 2025

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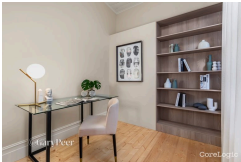


**40 LYNDON STREET RIPPONLEA
 VIC 3185**

3 1 -

Sold Price ^{RS} **\$1,510,000** ^{UN} Sold Date **21-Mar-25**

Distance **0.67km**



**20 ROCKBROOK ROAD ST KILDA
 EAST VIC 3183**

3 1 -

Sold Price **\$1,530,000** Sold Date **17-Mar-25**

Distance **0.83km**



**13 BOWEN STREET BALACLAVA
 VIC 3183**

3 1 -

Sold Price **\$1,570,000** Sold Date **24-Mar-25**

Distance **0.34km**

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

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