

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

6/98 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Balaclava

Period - From 01/04/2024

to

31/03/2025

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	22/16-20 Milton St ELWOOD 3184	\$1,202,000	05/04/2025
2	5/10 Princes St CAULFIELD NORTH 3161	\$1,275,000	17/03/2025
3	4/29 Lewisham Rd WINDSOR 3181	\$1,240,000	15/02/2025

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:

22/06/2025 17:16



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2025: \$1,377,500

Comparable Properties



22/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,202,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)



5/10 Princes St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Private Sale

Date: 17/03/2025

Property Type: Townhouse (Single)



4/29 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,240,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Single)

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