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	6/98 Westbury Street, Balaclava Vic 3183
Including suburb and	·
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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













Property Type: Townhouse

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)

Price: \$1,202,000 Method: Auction Sale Date: 05/04/2025

Property Type: Townhouse (Res)

Agent Comments



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



Agent Comments

Price: \$1,275,000 Method: Private Sale Date: 17/03/2025

Property Type: Townhouse (Single)

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

Price: \$1,240,000 Method: Auction Sale Date: 15/02/2025

Property Type: Townhouse (Single)

Agent Comments

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





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