

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

8/109 HOTHAM 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

17/17A MILTON STREET ELWOOD VIC 3184	\$540,000	07-Apr-25
1/31 MOORE STREET ELWOOD VIC 3184	\$542,000	07-May-25
6/9 MARLTON CRESCENT ST KILDA VIC 3182	\$557,000	02-Sep-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: 03 October 2025

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**17/17A MILTON STREET ELWOOD
VIC 3184**

1 1 1

Sold Price

\$540,000 Sold Date **07-Apr-25**

Distance **1.07km**



**1/31 MOORE STREET ELWOOD VIC
3184**

1 1 1

Sold Price

\$542,000 Sold Date **07-May-25**

Distance **1.1km**



**6/9 MARLTON CRESCENT ST
KILDA VIC 3182**

1 1 1

Sold Price

^{RS} **\$557,000** ^{UN} Sold Date **02-Sep-25**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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