

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 9/114a Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$573,750 Property Type Unit Suburb Balaclava

Period - From 01/10/2024 to 30/09/2025 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	301/109 Inkerman St ST KILDA 3182	\$440,000	28/09/2025
2	107/160 Hotham St ST KILDA EAST 3183	\$400,000	22/09/2025
3	202/2a Nelson St BALACLAVA 3183	\$420,000	11/09/2025

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: 15/10/2025 11:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2025: \$573,750

Comparable Properties



301/109 Inkerman St ST KILDA 3182 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 28/09/2025

Property Type: Apartment



107/160 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$400,000

Method: Private Sale

Date: 22/09/2025

Property Type: Apartment



202/2a Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments

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 1

Price: \$420,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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