

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

G02/129 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$960,000 & \$1,040,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Balaclava

Period - From 01/07/2024 to 30/06/2025 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	80 Spray St ELWOOD 3184	\$1,002,500	04/09/2025
2	4/30 Gourlay St BALACLAVA 3183	\$1,020,000	23/06/2025
3	5/141 Alma Rd ST KILDA EAST 3183	\$975,000	01/06/2025

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:

30/09/2025 14:40

Claudio Perruzza

9536 9230

0412 304 152

cperruzza@bigginScott.com.au

Indicative Selling Price

\$960,000 - \$1,040,000

Median House Price

Year ending June 2025: \$1,350,000



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

**80 Spray St ELWOOD 3184 (REI)**

Agent Comments

2 1 1

Price: \$1,002,500**Method:** Sold Before Auction**Date:** 04/09/2025**Property Type:** Townhouse (Res)**4/30 Gourlay St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 1

Price: \$1,020,000**Method:** Private Sale**Date:** 23/06/2025**Property Type:** Townhouse (Res)**5/141 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments

2 2 2

Price: \$975,000**Method:** Auction Sale**Date:** 01/06/2025**Property Type:** Townhouse (Res)

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336