

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

58 Rosamond Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

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	47 Hornby St WINDSOR 3181	\$1,513,750	12/05/2025
2	4 Linton St BALACLAVA 3183	\$1,520,000	06/04/2025
3	8 Bowen St BALACLAVA 3183	\$1,450,000	20/03/2025

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:

28/07/2025 10:37

58 Rosamond Street, Balaclava Vic 3183



7 2 2

Property Type: House (Res)
Land Size: 411 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending June 2025: \$1,350,000

Comparable Properties



47 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,513,750
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 146 sqm approx



4 Linton St BALACLAVA 3183 (REI)

Agent Comments

3 2 2

Price: \$1,520,000
Method: Private Sale
Date: 06/04/2025
Property Type: House



8 Bowen St BALACLAVA 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,450,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: House (Res)
Land Size: 142 sqm approx

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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