

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

2/31 Nelson Street, Balaclava VIC 3183

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Balaclava

Period - From

06/02/2025

to

06/08/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
4/31 Fulton Street St Kilda East VIC 3183	\$680,000	27/04/2025
5/45 Alexandra Street St Kilda East VIC 3183	\$705,000	07/07/2025

This Statement of Information was prepared on:

07/08/2025