

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

103/78 WESTBURY 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

\$549,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/33 PRENTICE STREET ST KILDA EAST VIC 3183	\$595,000	04-Feb-25
4/305 CARLISLE STREET BALACLAVA VIC 3183	\$555,000	17-Apr-25
12/5B THE AVENUE BALACLAVA VIC 3183	\$580,000	22-May-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: 17 June 2025



**4/33 PRENTICE STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$595,000

Sold Date

04-Feb-25

Distance

0.18km



**4/305 CARLISLE STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

\$555,000

Sold Date

17-Apr-25

Distance

0.44km



**12/5B THE AVENUE BALACLAVA
VIC 3183**

2 1 1

Sold Price

^{RS} **\$580,000** ^{UN}

Sold Date

22-May-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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