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	4/98 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,035,000 Property Type Townhouse Suburb Balaclava

Period - From 27/11/2023 to 26/11/2024 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	1/107 Addison St ELWOOD 3184	$1,200,000	23/11/2024
2	9/3 Wilks St CAULFIELD NORTH 3161	$1,183,000	16/10/2024
3	52 Robe St ST KILDA 3182	$1,120,000	09/10/2024

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: 27/11/2024 13:22

4/98 Westbury Street, Balaclava Vic 3183



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
27/11/2023 - 26/11/2024: $1,035,000

Comparable Properties



1/107 Addison St ELWOOD 3184 (REI)

3 2 2

Price: $1,200,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit

Agent Comments



9/3 Wilks St CAULFIELD NORTH 3161 (REI)

3 2 2

Price: $1,183,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)

Agent Comments



52 Robe St ST KILDA 3182 (REI)

3 2 1

Price: $1,120,000
Method: Private Sale
Date: 09/10/2024
Property Type: House

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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