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	6/98 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,377,500 Property Type House Suburb Balaclava

Period - From 01/04/2024 to 31/03/2025 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	22/16-20 Milton St ELWOOD 3184	$1,202,000	05/04/2025
2	5/10 Princes St CAULFIELD NORTH 3161	$1,275,000	17/03/2025
3	4/29 Lewisham Rd WINDSOR 3181	$1,240,000	15/02/2025

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: 22/06/2025 17:16

6/98 Westbury Street, Balaclava Vic 3183



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2025: $1,377,500

Comparable Properties



22/16-20 Milton St ELWOOD 3184 (REI)

3 2 2

Price: $1,202,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments



5/10 Princes St CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,275,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)

Agent Comments



4/29 Lewisham Rd WINDSOR 3181 (REI/VG)

3 2 2

Price: $1,240,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Single)

Agent Comments

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

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