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	12 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Balaclava

Period - From 01/01/2025 to 31/12/2025 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.

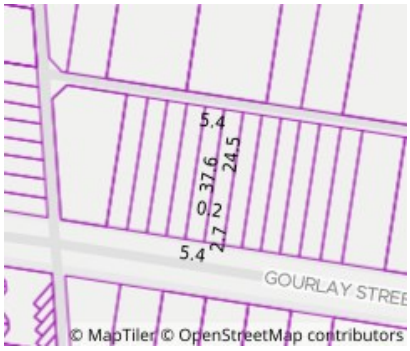
	Address of comparable property	Price	Date of sale
1	19 Hughenden Rd ST KILDA EAST 3183	$2,200,000	19/12/2025
2	17 Rusden St BRIGHTON 3186	$2,200,000	29/11/2025
3	4/51-55 Goldsmith St ELWOOD 3184	$2,025,000	15/11/2025

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: 02/02/2026 08:47

12 Gourlay Street, Balaclava Vic 3183



3 2 1

Property Type: House (Res)
Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2025: $1,350,000

Comparable Properties



19 Hughenden Rd ST KILDA EAST 3183 (REI)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



17 Rusden St BRIGHTON 3186 (REI/VG)

4 2 2

Price: $2,200,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 551 sqm approx

Agent Comments



4/51-55 Goldsmith St ELWOOD 3184 (REI)

3 2 2

Price: $2,025,000
Method: Private Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Agent Comments

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

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