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	4/100 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	$340,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Balaclava
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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
7/46 ALEXANDRA STREET ST KILDA EAST VIC 3183	$340,000	03-Dec-25
10/70 CARLISLE STREET ST KILDA VIC 3182	$355,000	09-Oct-25
1/62 LANSDOWNE ROAD ST KILDA EAST VIC 3183	$342,000	09-Oct-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: 10 February 2026

JellisCraig

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7/46 ALEXANDRA STREET ST KILDA EAST VIC 3183

1 1 1

Sold Price **$340,000** Sold Date **03-Dec-25**

Distance **0.69km**



10/70 CARLISLE STREET ST KILDA VIC 3182

1 1 1

Sold Price **$355,000** Sold Date **09-Oct-25**

Distance **1km**



1/62 LANSDOWNE ROAD ST KILDA EAST VIC 3183

1 1 1

Sold Price **$342,000** Sold Date **09-Oct-25**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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