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 Woodstock 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 $1,350,000 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	62 Brunning St BALACLAVA 3183	$1,150,000	19/11/2025
2	5 Mary St WINDSOR 3181	$1,227,000	23/10/2025
3	113 Argyle St ST KILDA 3182	$1,215,000	22/09/2025

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: 20/03/2026 10:20

6 Woodstock Street, Balaclava Vic 3183

JellisCraig

Sam Hobbs
386445500
0404 164 444
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2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2025: $1,350,000

Comparable Properties



62 Brunning St BALACLAVA 3183 (REI/VG)

2 1 -

Price: $1,150,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 154 sqm approx

Agent Comments



5 Mary St WINDSOR 3181 (REI/VG)

2 1 -

Price: $1,227,000
Method: Private Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 148 sqm approx

Agent Comments



113 Argyle St ST KILDA 3182 (REI/VG)

2 1 -

Price: $1,215,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata .com.au

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