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	64 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Single price $1,389,000

Median sale price

Median price $1,535,000 Property Type House Suburb Balaclava

Period - From 01/04/2026 to 30/06/2026 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	13 Prahran Gr ELSTERNWICK 3185	$1,425,000	08/05/2026
2	75 Barkly St ST KILDA 3182	$1,450,000	20/03/2026
3	6 Frederick St WINDSOR 3181	$1,475,000	28/02/2026

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: 30/07/2026 11:01

64 Brunning Street, Balaclava Vic 3183

Jack Slater
0430 283 724
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3 1 0

Rooms: 5
Property Type: House
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$1,389,000
Median House Price
June quarter 2026: $1,535,000

Comparable Properties



13 Prahran Gr ELSTERNWICK 3185 (REI/VG)

3 1 2

Price: $1,425,000
Method: Private Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 493 sqm approx

Agent Comments



75 Barkly St ST KILDA 3182 (VG)

3 - -

Price: $1,450,000
Method: Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments



6 Frederick St WINDSOR 3181 (REI/VG)

3 1 -

Price: $1,475,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 159 sqm approx

Agent Comments

Account - Slater & Levin

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