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	4/163 HOTHAM 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$568,750	Property type	Unit	Suburb	Balaclava
Period-from	01 Sep 2024	to	31 Aug 2025	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
2/15 ALBION STREET BALACLAVA VIC 3183	$850,000	20-Sep-25
10A THE AVENUE BALACLAVA VIC 3183	$905,000	13-Sep-25
907/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185	$899,000	12-Jun-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: 30 September 2025

OBrien Real Estate

Romeo Digioacchino
M 0439593564
E romeo.d@obrienrealestate.com.au



2/15 ALBION STREET BALACLAVA VIC 3183

2 2 1

Sold Price RS **$850,000** UN

Sold Date **20-Sep-25**

Distance **0.44km**



10A THE AVENUE BALACLAVA VIC 3183

2 1 1

Sold Price RS **$905,000**

Sold Date **13-Sep-25**

Distance **0.49km**



907/241 GLEN HUNTLY ROAD ELSTERNWICK VIC 3185

2 2 1

Sold Price RS **$899,000**

Sold Date **12-Jun-25**

Distance **0.99km**

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

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