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	5/52 William Street, Balaclava, VIC 3183

Indicative selling price

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

Range between $520,000 & $550,000

Median sale price

Median price $554,875 Property Type Unit Suburb Balaclava

Period - From 06/07/2024 to 05/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 11/5 Milton Street Elwood Vic 3184	$550,000	2024-09-30
2 1/31 Nelson Street Balaclava Vic 3183	$550,000	2024-07-07
3 3/6 Westbury Street St Kilda East Vic 3183	$530,000	2024-10-25

This Statement of Information was prepared on: 06/01/2025