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	42 Camden Street, Balaclava VIC 3183

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Balaclava

Period - From 23/09/2024 to 22/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Somerset Place Windsor VIC 3181	$1,160,000	22/03/2025
66 Alexandra Street St Kilda East VIC 3183	$1,270,000	23/02/2025
14 Elm Grove Balaclava VIC 3183	$1,255,000	03/12/2024

This Statement of Information was prepared on: 24/03/2025