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	2/247 Inkerman Street, Balaclava VIC 3183

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $1,375,000 Property Type Other Suburb Balaclava

Period - From 13/08/2024 to 12/02/2025 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
1/36-38 Blenheim Street Balaclava VIC 3183	$595,000	11/09/2024
6/39 Eildon Road St Kilda VIC 3182	$560,000	10/01/2025
1/3 Goldsmith Street Elwood VIC 3184	$590,000	16/11/2024

This Statement of Information was prepared on: 13/02/2025