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	19a Rosamond Street, Balaclava VIC 3183

Indicative selling price

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

Single price	$1,249,000

Median sale price

Median price	$1,247,500	Property Type	Other	Suburb	Balaclava
Period - From	04/04/2025	to	03/10/2025	Source	Cotality™

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

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.

Address of comparable property	Price	Date of sale
5 Hillingdon Place Prahran VIC 3181	$1,250,000	26/07/2025
1/11 Bent Street Brighton VIC 3186	$1,270,000	23/08/2025

This Statement of Information was prepared on: 04/10/2025