

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

8/97 Westbury Street, Balaclava VIC 3183

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$568,750

Property Type

Unit

Suburb

Balaclava

Period - From

14/03/2025

to

13/09/2025

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 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
2/1 Hughenden Road St Kilda East VIC 3183	\$750,000	06/09/2025
2/4 Alexandra Street St Kilda East VIC 3183	\$760,000	16/06/2025
12/321 Orrong Road St Kilda East VIC 3183	\$752,000	30/03/2025

This Statement of Information was prepared on:

15/09/2025