

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

101/105 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price

\$601,500

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13/70a Alexandra St ST KILDA EAST 3183	\$445,000	20/08/2026
2	312/7 Nepean Hwy ELSTERNWICK 3185	\$495,000	30/07/2026
3	205/27-31 Herbert St ST KILDA 3182	\$455,000	01/07/2026

OR

~~**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.~~

This Statement of Information was prepared on:

11/09/2026 10:52



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

June quarter 2026: \$601,500

Comparable Properties



13/70a Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 20/08/2026

Property Type: Apartment



312/7 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 30/07/2026

Property Type: Apartment



205/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 01/07/2026

Property Type: Apartment

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