

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

11/114a Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2025

to

31/03/2026

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	2/129-131 Argyle St ST KILDA 3182	\$671,000	16/04/2026
2	10/66 Westbury St ST KILDA EAST 3183	\$700,000	29/03/2026
3	1/46 Wave St ELWOOD 3184	\$666,000	18/03/2026

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:

21/04/2026 13:50



Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$720,000
Median Unit Price
Year ending March 2026: \$570,000

Comparable Properties



2/129-131 Argyle St ST KILDA 3182 (REI)

Agent Comments



Price: \$671,000
Method: Private Sale
Date: 16/04/2026
Property Type: Apartment



10/66 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 29/03/2026
Property Type: Apartment



1/46 Wave St ELWOOD 3184 (REI)

Agent Comments



Price: \$666,000
Method: Private Sale
Date: 18/03/2026
Property Type: Apartment

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