

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

12/114a Westbury Close, Balaclava Vic 3183

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Balaclava

Period - From 01/10/2025

to 31/12/2025

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	G04/80 Westbury St BALACLAVA 3183	\$700,000	10/03/2026
2	2/23 Irving Av PRAHRAN 3181	\$731,000	05/03/2026
3	1/48 Chapel St ST KILDA 3182	\$755,000	21/11/2025

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:

17/03/2026 14:56



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2025: \$602,500

Comparable Properties



G04/80 Westbury St BALACLAVA 3183 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment



2/23 Irving Av PRAHRAN 3181 (REI)

Agent Comments



Price: \$731,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment



1/48 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$755,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Apartment

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