

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

202/78 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$645,000

&

\$685,000

Median sale price

Median price

\$556,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2026

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	311/7 White St WINDSOR 3181	\$675,000	04/06/2026
2	103/105 Westbury St BALACLAVA 3183	\$665,000	04/06/2026
3	120/138 Glen Eira Rd ELSTERNWICK 3185	\$650,000	27/05/2026

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:

22/06/2026 14:31

202/78 Westbury Street, Balaclava Vic 3183

JellisCraig

Torsten Kasper

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Indicative Selling Price

\$645,000 - \$685,000

Median Unit Price

March quarter 2026: \$556,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



311/7 White St WINDSOR 3181 (REI)

Agent Comments

 2  2  1

Price: \$675,000

Method: Private Sale

Date: 04/06/2026

Property Type: Apartment



103/105 Westbury St BALACLAVA 3183 (REI)

Agent Comments

 2  2  1

Price: \$665,000

Method: Private Sale

Date: 04/06/2026

Property Type: Apartment



120/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment

Account - Jellis Craig Elwood | P: 03 9531 1245



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