

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

285 Inkerman Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,410,000

Property Type House

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	5a Nelson St BALACLAVA 3183	\$1,400,000	13/05/2026
2	53/8 Perth St PRAHRAN 3181	\$1,380,000	31/03/2026
3	1a Albion St BALACLAVA 3183	\$1,300,000	07/12/2025

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:

25/05/2026 12:05



3
 2
 2

Property Type: Strata
 Unit/Townhouse - Conjoined
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending March 2026: \$1,410,000

Comparable Properties



5a Nelson St BALACLAVA 3183 (REI)

Agent Comments

4
 2
 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 13/05/2026
Property Type: Townhouse (Res)



53/8 Perth St PRAHRAN 3181 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,380,000
Method: Private Sale
Date: 31/03/2026
Property Type: Townhouse (Res)



1a Albion St BALACLAVA 3183 (VG)

Agent Comments

4
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Price: \$1,300,000
Method: Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 156 sqm approx