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Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980**Property offered for sale**

301/80 Westbury Street, Balaclava

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$570,000 Property type Apartment Suburb Balaclava

Period - From 01/01/2025 to 31/03/2023 Source REIV

Comparable property sales

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
6/138-144 Balaclava Road, CAULFIELD NORTH, 3161	\$1,800,000	01/03/2024
2/312 Orrong Road, CAULFIELD NORTH, 3161	\$2,000,000	24/02/2024
101/523 Orrong Road, CAULFIELD NORTH, 3161	\$1,960,000	18/12/2023

This Statement of Information was prepared on: 9/05/24