

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

4/31 Nelson Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$599,000

Property Type Unit

Suburb Balaclava

Period - From 07/09/2025

to 06/09/2026

Source Property Data

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	3/130 Alexandra St ST KILDA EAST 3183	\$540,000	03/09/2026
2	5/81 Alma Rd ST KILDA 3182	\$550,000	24/08/2026
3	12/40 Upton Rd WINDSOR 3181	\$560,000	18/08/2026

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:

07/09/2026 13:37



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

07/09/2025 - 06/09/2026: \$599,000

Comparable Properties



3/130 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Sold Before Auction

Date: 03/09/2026

Property Type: Apartment



5/81 Alma Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 24/08/2026

Property Type: Unit



12/40 Upton Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 18/08/2026

Property Type: Apartment

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