

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

4/38-40a Brighton Road, Balaclava Vic 3183

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Balaclava

Period - From 11/08/2025

to 10/08/2026

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	1/4 Camden St BALACLAVA 3183	\$600,000	24/06/2026
2			
3			

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:

11/08/2026 10:12



Property Type: Subdivided Flat -
Single OYO Flat
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
11/08/2025 - 10/08/2026: \$600,000

Comparable Properties



1/4 Camden St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment

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.