

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

4/49 Gourlay Street, Balaclava VIC 3183

Indicative selling price

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

Range between

\$625,000

&

\$675,000

Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

Balaclava

Period - From

15/02/2026

to

15/07/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/123 Westbury Street Balaclava VIC 3183	\$672,500	16/02/2026
4/145 Glen Huntly Road Elwood VIC 3184	\$670,000	04/05/2026
3/233 Alma Road St Kilda East VIC 3183	\$625,000	04/07/2026

This Statement of Information was prepared on:

16/07/2026