

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

5 Gibbs Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Balaclava

Period - From 01/04/2026

to

30/06/2026

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	80 Gordon St ELSTERNWICK 3185	\$2,020,000	16/07/2026
2	8 Cambridge St CAULFIELD NORTH 3161	\$1,945,000	24/06/2026
3	2a Carrington Gr ST KILDA EAST 3183	\$1,900,000	17/06/2026

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:

18/08/2026 10:33



 4  3  1

Property Type: House
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
June quarter 2026: \$1,535,000

Comparable Properties



80 Gordon St ELSTERNWICK 3185 (REI)

Agent Comments

 4  3  2

Price: \$2,020,000
Method: Private Sale
Date: 16/07/2026
Property Type: House



8 Cambridge St CAULFIELD NORTH 3161 (REI)

Agent Comments

 4  2  2

Price: \$1,945,000
Method: Private Sale
Date: 24/06/2026
Property Type: House (Res)
Land Size: 214 sqm approx



2a Carrington Gr ST KILDA EAST 3183 (REI)

Agent Comments

 4  3  3

Price: \$1,900,000
Method: Sold Before Auction
Date: 17/06/2026
Property Type: House (Res)