

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

6/39 Balston Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

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	1/98 Westbury St BALACLAVA 3183	\$1,085,000	31/07/2026
2	10/10 Princes St CAULFIELD NORTH 3161	\$1,100,000	19/04/2026
3	5/61 Westbury St ST KILDA EAST 3183	\$1,055,000	13/03/2026

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:

01/09/2026 12:41



 3
  1
  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

June quarter 2026: \$1,535,000

Comparable Properties



1/98 Westbury St BALACLAVA 3183 (REI)

Agent Comments

 3
  3
  2

Price: \$1,085,000

Method: Private Sale

Date: 31/07/2026

Property Type: Townhouse (Res)



10/10 Princes St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 19/04/2026

Property Type: Townhouse (Res)



5/61 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,055,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500