

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

6/98 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,044,000

Property Type

Townhouse

Suburb

Balaclava

Period - From

26/05/2024

to

25/05/2025

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	22/16-20 Milton St ELWOOD 3184	\$1,202,000	05/04/2025
2	5/10 Princes St CAULFIELD NORTH 3161	\$1,275,000	17/03/2025
3	2/58 Carlisle St ST KILDA 3182	\$1,298,350	13/12/2024

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:

26/05/2025 11:12



3 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
26/05/2024 - 25/05/2025: \$1,044,000

Comparable Properties



22/16-20 Milton St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,202,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



5/10 Princes St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)



2/58 Carlisle St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,298,350
Method: Private Sale
Date: 13/12/2024
Property Type: Townhouse (Single)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372