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 betweer	en \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$1,044,000	Pro	operty Type	Том	nhouse		Suburb	Balaclava
Period - From	26/05/2024	to	25/05/2025		So	ource	Property	y 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.

Ade	dress 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









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) 3 2 2 2 Price: \$1,202,000 Method: Auction Sale Date: 05/04/2025 Property Type: Townhouse (Res)	Agent Comments
OWILSON	5/10 Princes St CAULFIELD NORTH 3161 (REI/VG) 3 2 2 2 Price: \$1,275,000 Method: Private Sale Date: 17/03/2025 Property Type: Townhouse (Single)	Agent Comments
	2/58 Carlisle St ST KILDA 3182 (REI) 3 2 2 1 Price: \$1,298,350 Method: Private Sale Date: 13/12/2024 Property Type: Townhouse (Single)	Agent Comments

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



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