

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

68 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$990,000

&

\$1,089,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Balaclava

Period - From 01/04/2025

to 31/03/2026

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	12a Chaucer St ST KILDA 3182	\$1,024,500	03/03/2026
2	36 Prentice St ST KILDA EAST 3183	\$1,080,000	17/12/2025
3	55 Fawkner St ST KILDA 3182	\$1,085,000	07/05/2026

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:

27/05/2026 09:35

68 Brunning Street, Balaclava Vic 3183



Isabella Maxwell

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Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

Year ending March 2026: \$1,410,000



2 1 1

Property Type: House

Agent Comments

Comparable Properties



12a Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$1,024,500

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 130 sqm approx



36 Prentice St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,080,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 240 sqm approx



55 Fawcner St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$1,085,000

Method: Private Sale

Date: 07/05/2026

Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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