

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

2/49 GOURLAY STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,250

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

17/4 PARKSIDE STREET ELSTERNWICK VIC 3185	\$760,000	15-Feb-25
5/1A HAWSLEIGH AVENUE BALACLAVA VIC 3183	\$710,000	17-Nov-24

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 6 months.

This Statement of Information was prepared on: 15 May 2025

Dimitris Koptis

M 0477074156

E dimitris.koptis@obrienrealestate.com.au

**17/4 PARKSIDE STREET
ELSTERNWICK VIC 3185** 3  1  1Sold Price **\$760,000** Sold Date **15-Feb-25**Distance **1.94km****5/1A HAWSLEIGH AVENUE
BALACLAVA VIC 3183** 2  1  1Sold Price ^{RS} **\$710,000** Sold Date **17-Nov-24**Distance **0.34km****RS** = Recent sale**UN** = Undisclosed Sale

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