

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

9/102 Westbury Street, Balaclava Vic 3183

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2024

to

31/03/2025

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	G01/78 Westbury St BALACLAVA 3183	\$385,000	28/01/2025
2	6/102 Westbury St BALACLAVA 3183	\$360,000	18/12/2024
3	7/74 Westbury St ST KILDA EAST 3183	\$364,000	29/11/2024

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:

17/04/2025 15:20



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending March 2025: \$575,000

Comparable Properties



G01/78 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 28/01/2025

Property Type: Apartment



6/102 Westbury St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 18/12/2024

Property Type: Unit



7/74 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$364,000

Method: Private Sale

Date: 29/11/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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