

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

1/39 Gourlay Street, Balaclava VIC 3183

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Balaclava

Period - From

06/09/2025

to

05/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/11 Balaclava Rd, St Kilda East Vic	\$688,770	07/12/2025
4/227 Alma Rd, St Kilda East Vic	\$707,000	06/12/2025
1/203 Alma Rd, St Kilda East Vic	\$655,000	17/11/2025

This Statement of Information was prepared on:

06/03/2026