

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 64 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,435,000 Property Type House Suburb Balaclava

Period - From 28/04/2025 to 27/04/2026 Source Property 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.

	Address of comparable property	Price	Date of sale
1	37 Brunning St BALACLAVA 3183	\$1,400,000	07/04/2026
2	52 Brunning St BALACLAVA 3183	\$1,492,000	31/03/2026
3	48 Brighton Rd BALACLAVA 3183	\$1,435,000	12/01/2026

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: 28/04/2026 09:22



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Rooms: 5
Property Type: House
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
28/04/2025 - 27/04/2026: \$1,435,000

Comparable Properties



37 Brunning St BALACLAVA 3183 (REI)

Agent Comments

2 1 -

Price: \$1,400,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 205 sqm approx



52 Brunning St BALACLAVA 3183 (REI)

Agent Comments

3 1 -

Price: \$1,492,000
Method: Private Sale
Date: 31/03/2026
Property Type: House



48 Brighton Rd BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,435,000
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 347 sqm approx

Account - Slater & Levin



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