

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

36A 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

13/83-89 BRIGHTON ROAD ELWOOD VIC 3184	\$1,360,000	23-Jan-26
36 GIBBS STREET BALACLAVA VIC 3183	\$1,350,000	01-Oct-25
1A ALBION STREET BALACLAVA VIC 3183	\$1,300,000	07-Dec-25

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: 16 February 2026

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**13/83-89 BRIGHTON ROAD
 ELWOOD VIC 3184**

3 2 1

Sold Price ^{RS} **\$1,360,000** ^{UN} Sold Date **23-Jan-26**

Distance **0.61km**

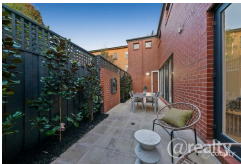


**36 GIBBS STREET BALACLAVA VIC
 3183**

3 2 1

Sold Price **\$1,350,000** Sold Date **01-Oct-25**

Distance **0.27km**



**1A ALBION STREET BALACLAVA
 VIC 3183**

4 2 1

Sold Price **\$1,300,000** Sold Date **07-Dec-25**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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