

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

2/19 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Balaclava

Period - From 01/10/2025 to 31/12/2025 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	6/8 Mitford St ST KILDA 3182	\$555,000	27/02/2026
2	4/8 The Avenue WINDSOR 3181	\$555,000	05/02/2026
3	6/23 Gourlay St BALACLAVA 3183	\$542,000	02/09/2025

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:

02/03/2026 11:50



1
 1
 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$510,000 - \$560,000
Median Unit Price
 December quarter 2025: \$602,500

Comparable Properties



6/8 Mitford St ST KILDA 3182 (REI)

[Agent Comments](#)

2
 1
 1

Price: \$555,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment



4/8 The Avenue WINDSOR 3181 (REI)

[Agent Comments](#)

1
 1
 1

Price: \$555,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Apartment



6/23 Gourlay St BALACLAVA 3183 (REI/VG)

[Agent Comments](#)

2
 1
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Price: \$542,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: Apartment

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