

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 6 Woodstock Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Balaclava

Period - From 01/01/2025 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 | 56 Milton St ELWOOD 3184 | \$1,300,000 | 11/12/2025 |
| 2 | 76 Argyle St ST KILDA 3182 | \$1,302,000 | 11/11/2025 |
| 3 | 113 Argyle St ST KILDA 3182 | \$1,215,000 | 22/09/2025 |

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.~~

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2 1 0

Property Type: House (Res)

Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$1,350,000

Comparable Properties



56 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 -

Price: \$1,300,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 178 sqm approx



76 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$1,302,000

Method: Private Sale

Date: 11/11/2025

Property Type: House (Res)

Land Size: 167 sqm approx



113 Argyle St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$1,215,000

Method: Private Sale

Date: 22/09/2025

Property Type: House (Res)

Land Size: 164 sqm approx

Account - Jellis Craig | P: 03 8644 5500