

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/27 GOURLAY STREET, BALACLAVA, VIC 3183

Indicative selling price

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

Single price

\$425,000

or range between

&

Median sale price

Median price

\$594,913

Property Type

Unit

Suburb

BALACLAVA, VIC 3183

Period - From

09/25

to

02/26

Source

Cotality

Comparable property sales

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

1/16 THE AVENUE BALACLAVA VIC 3183

\$405,000

10/12/25

107/160 HOTHAM STREET ST KILDA EAST VIC 3183

\$400,000

23/09/25

116/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185

\$395,000

27/10/25

This Statement of Information was prepared on: 23/01/2026