

# 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 8/99 Hotham Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$940,000

### Median sale price

Median price \$1,100,000

Property Type Townhouse

Suburb Balaclava

Period - From 24/02/2025

to 23/02/2026

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	4/163 Hotham St BALACLAVA 3183	\$900,000	09/12/2025
2	G02/129 Hotham St BALACLAVA 3183	\$1,000,000	19/10/2025
3			

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:

24/02/2026 09:44



2   2   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$940,000

**Median Townhouse Price**

24/02/2025 - 23/02/2026: \$1,100,000

## Comparable Properties



**4/163 Hotham St BALACLAVA 3183 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$900,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Unit

**Land Size:** 521 sqm approx



**G02/129 Hotham St BALACLAVA 3183 (REI)**

Agent Comments

2   2   1

**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 19/10/2025

**Property Type:** Townhouse (Res)

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.

Account - Marshall White | P: 03 9822 9999



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