

# 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 9/19 Camden 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)

Range between \$460,000 & \$500,000

### 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	8/52 Hotham St ST KILDA EAST 3183	\$480,000	15/12/2025
2	4/95a Alma Rd ST KILDA EAST 3183	\$477,000	06/11/2025
3	12/91 Hotham St BALACLAVA 3183	\$500,000	22/08/2025

**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: 02/02/2026 11:51



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**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$460,000 - \$500,000  
**Median Unit Price**  
 December quarter 2025: \$602,500

## Comparable Properties



**8/52 Hotham St ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** Apartment



**4/95a Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments

2 1 -

**Price:** \$477,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Unit



**12/91 Hotham St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 22/08/2025  
**Property Type:** Apartment

**Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000**



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