

## 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

2/5 GOURLAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6/47 GOURLAY STREET BALACLAVA VIC 3183 | \$460,000 | 14-Jun-24 |
| 7/16 THE AVENUE BALACLAVA VIC 3183     | \$495,000 | 22-Apr-24 |
| 6/51 GOURLAY STREET BALACLAVA VIC 3183 | \$505,000 | 25-May-24 |

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 6 months.~~

This Statement of Information was prepared on: 02 February 2026



**6/47 GOURLAY STREET  
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$460,000** Sold Date **14-Jun-24**

Distance **0.26km**



**7/16 THE AVENUE BALACLAVA  
VIC 3183**

2 1 1

Sold Price **\$495,000** Sold Date **22-Apr-24**

Distance **0.17km**



**6/51 GOURLAY STREET  
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$505,000** Sold Date **25-May-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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