

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 SOMERS STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,463,500

Property type

House

Suburb

Balaclava

Period-from

01 Aug 2025

to

31 Jul 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

24 ROTHESAY AVENUE ELWOOD VIC 3184	\$2,250,000	11-Apr-26
2 HOLROYD AVENUE ST KILDA EAST VIC 3183	\$2,230,000	05-May-26
45 OCTAVIA STREET ST KILDA VIC 3182	\$2,220,000	18-Apr-26

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: 04 August 2026



24 ROTHESAY AVENUE ELWOOD VIC 3184

Sold Price ^{RS} **\$2,250,000** ^{UN} Sold Date **11-Apr-26**

 4  1  2

Distance **0.79km**

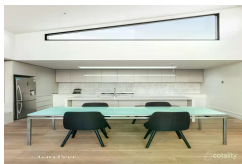


2 HOLROYD AVENUE ST KILDA EAST VIC 3183

Sold Price ^{RS} **\$2,230,000** ^{UN} Sold Date **05-May-26**

 3  2  2

Distance **1.72km**



45 OCTAVIA STREET ST KILDA VIC 3182

Sold Price **\$2,220,000** Sold Date **18-Apr-26**

 2  2  1

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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