

## 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

14/13-15 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

\$360,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 May 2025

to

30 Apr 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

14/82 WESTBURY STREET BALACLAVA VIC 3183	\$365,000	20-Jan-26
11/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$370,000	11-Mar-26
6/12 KIPLING STREET ST KILDA VIC 3182	\$380,000	20-Feb-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: 05 May 2026

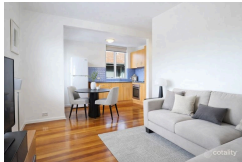


**14/82 WESTBURY STREET  
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$365,000** Sold Date **20-Jan-26**

Distance **0.65km**



**11/77 WESTBURY STREET ST  
KILDA EAST VIC 3183**

1 1 1

Sold Price <sup>RS</sup> **\$370,000** Sold Date **11-Mar-26**

Distance **0.91km**



**6/12 KIPLING STREET ST KILDA  
VIC 3182**

1 1 1

Sold Price **\$380,000** Sold Date **20-Feb-26**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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