

## 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

G04/80 WESTBURY 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

\$720,000

&

\$770,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/125 ALMA ROAD ST KILDA EAST VIC 3183     | \$730,000 | 02-Aug-25 |
| 13/6 LANSLOWNE ROAD ST KILDA EAST VIC 3183 | \$730,000 | 27-Aug-25 |
| 1/141 ALMA ROAD ST KILDA EAST VIC 3183     | \$770,000 | 17-Nov-25 |

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



**1/125 ALMA ROAD ST KILDA EAST  
VIC 3183**

Sold Price

**\$730,000**

Sold Date **02-Aug-25**

 2  1  1

Distance **0.46km**



**13/6 LANSDOWNE ROAD ST KILDA  
EAST VIC 3183**

Sold Price

Sold Date **27-Aug-25**

 2  1  1

Distance **1.11km**



**1/141 ALMA ROAD ST KILDA EAST  
VIC 3183**

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date **17-Nov-25**

 2  1  1

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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