

## 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

13/13-15 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

\$315,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Oct 2024

to

30 Sep 2025

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

5/25 BRIGHTON ROAD ST KILDA VIC 3182

\$320,000

23-Aug-25

6/57 SOUTHEY STREET ELWOOD VIC 3184

\$320,000

25-Jul-25

4/83 WESTBURY STREET ST KILDA EAST VIC 3183

\$345,000

21-Sep-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: 06 October 2025

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**5/25 BRIGHTON ROAD ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup>

**\$320,000**

Sold Date

**23-Aug-25**

1

1

1

Distance

**0.82km**



**6/57 SOUTHEY STREET ELWOOD  
VIC 3184**

Sold Price

**\$320,000**

Sold Date

**25-Jul-25**

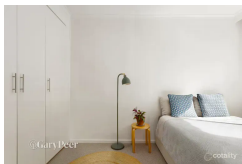
1

1

1

Distance

**0.83km**



**4/83 WESTBURY STREET ST KILDA  
EAST VIC 3183**

Sold Price

<sup>RS</sup>

**\$345,000**

<sup>UN</sup>

Sold Date

**21-Sep-25**

1

1

1

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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