

## 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

50 BRUNNING 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

House

Suburb

Balaclava

Period-from

01 Sep 2024

to

31 Aug 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

12 BRUNNING STREET BALACLAVA VIC 3183	\$1,350,000	06-Sep-25
10 LAMBERT GROVE ST KILDA EAST VIC 3183	\$1,305,000	16-Jun-25
1 LESLIE STREET ST KILDA EAST VIC 3183	\$1,300,000	08-Apr-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: 08 September 2025

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**12 BRUNNING STREET BALACLAVA VIC 3183** Sold Price <sup>RS</sup> **\$1,350,000** <sup>UN</sup> Sold Date **06-Sep-25**  
 🛏️ 2 🚿 1 🚗 1 Distance **0.12km**



**10 LAMBERT GROVE ST KILDA EAST VIC 3183** Sold Price **\$1,305,000** Sold Date **16-Jun-25**  
 🛏️ 2 🚿 1 🚗 - Distance **1.01km**



**1 LESLIE STREET ST KILDA EAST VIC 3183** Sold Price **\$1,300,000** Sold Date **08-Apr-25**  
 🛏️ 2 🚿 1 🚗 1 Distance **1.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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