

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

52 NIGHTINGALE 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

\$1,475,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

House

Suburb

Balaclava

Period-from

01 Aug 2024

to

31 Jul 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

| | | |
|---|-------------|-----------|
| 58 ROSAMOND STREET BALACLAVA VIC 3183 | \$1,590,000 | 23-Aug-25 |
| 26A NIGHTINGALE STREET BALACLAVA VIC 3183 | \$1,680,000 | 10-May-25 |
| 13 BOWEN STREET BALACLAVA VIC 3183 | \$1,570,000 | 24-Mar-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: 31 August 2025

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**58 ROSAMOND STREET
 BALACLAVA VIC 3183**

3 2 -

Sold Price ^{RS} **\$1,590,000** ^{UN} Sold Date **23-Aug-25**

Distance **0.07km**



**26A NIGHTINGALE STREET
 BALACLAVA VIC 3183**

4 3 1

Sold Price **\$1,680,000** Sold Date **10-May-25**

Distance **0.11km**



**13 BOWEN STREET BALACLAVA
 VIC 3183**

3 1 -

Sold Price **\$1,570,000** Sold Date **24-Mar-25**

Distance **0.19km**

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

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