

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 3/39 Gourlay Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

Median price \$571,250 Property Type Unit Suburb Balaclava

Period - From 02/04/2025 to 01/04/2026 Source Property Data

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 six 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	8/199 Hotham St RIPPONLEA 3185	\$560,000	12/03/2026
2	2/47 Argyle St ST KILDA 3182	\$550,000	06/03/2026
3	2/14 Cardigan St ST KILDA EAST 3183	\$537,500	23/02/2026

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 six months.~~

This Statement of Information was prepared on: 02/04/2026 09:27



2 1 0

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000 - \$570,000
Median Unit Price
02/04/2025 - 01/04/2026: \$571,250

Comparable Properties



8/199 Hotham St RIPPONLEA 3185 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment



2/47 Argyle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Sold Before Auction
Date: 06/03/2026
Property Type: Apartment



2/14 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$537,500
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372