

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

10/109 Hotham Street, Balaclava Vic 3183

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$571,250

Property Type Unit

Suburb Balaclava

Period - From 01/06/2025

to 31/05/2026

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	18/109 Hotham St BALACLAVA 3183	\$640,000	19/04/2026
2			
3			

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:

01/06/2026 20:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$645,000
Median Unit Price
01/06/2025 - 31/05/2026: \$571,250

Comparable Properties



18/109 Hotham St BALACLAVA 3183 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 19/04/2026
Property Type: Apartment

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.