

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 Brunning Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,235,000 Property Type House Suburb Balaclava

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	45 Raglan St ST KILDA EAST 3183	\$1,397,000	14/03/2026
2	7 Moore St ELWOOD 3184	\$1,500,000	18/02/2026
3	60 Regent St ELSTERNWICK 3185	\$1,451,000	12/10/2025

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:

26/03/2026 10:36



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,235,000

Comparable Properties



45 Raglan St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$1,397,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 292 sqm approx



7 Moore St ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,500,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House

Land Size: 164 sqm approx



60 Regent St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$1,451,000

Method: Auction Sale

Date: 12/10/2025

Property Type: House

Land Size: 209 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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