

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

27 Nelson Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$1,422,500 Property Type House Suburb Balaclava

Period - From 20/05/2025 to 19/05/2026 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	55 Fawkner St ST KILDA 3182	\$1,085,000	07/05/2026
2	137 Chapel St ST KILDA 3182	\$970,000	23/04/2026
3	7 Farmer St ST KILDA 3182	\$1,125,000	28/03/2026

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: 20/05/2026 15:13



Property Type:
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
20/05/2025 - 19/05/2026: \$1,422,500

Comparable Properties



55 Fawkner St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 07/05/2026
Property Type: House



137 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 23/04/2026
Property Type: House



7 Farmer St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,125,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

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