

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

6/72 GROSVENOR 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4/66-70 GROSVENOR STREET BALACLAVA VIC 3183	\$588,000	21-Jun-25
12/44 THE AVENUE BALACLAVA VIC 3183	\$530,000	18-Mar-25
3/44 THE AVENUE BALACLAVA VIC 3183	\$555,000	24-Apr-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: 07 July 2025



4/66-70 GROSVENOR STREET BALACLAVA VIC 3183

2 1 1

Sold Price

^{RS}

\$588,000

Sold Date

21-Jun-25

Distance

0.02km



12/44 THE AVENUE BALACLAVA VIC 3183

2 1 -

Sold Price

\$530,000

Sold Date

18-Mar-25

Distance

0.28km



3/44 THE AVENUE BALACLAVA VIC 3183

1 1 -

Sold Price

\$555,000

Sold Date

24-Apr-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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