

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

4/22 SYCAMORE GROVE 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

\$515,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

4/51 GOURLAY STREET BALACLAVA VIC 3183	\$535,000	16-May-25
9/4 HARTPURY AVENUE ELWOOD VIC 3184	\$540,000	16-May-25
4/56 TENNYSON STREET ELWOOD VIC 3184	\$550,000	12-Jul-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: 04 August 2025



**4/51 GOURLAY STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$535,000** Sold Date **16-May-25**

Distance **0.15km**

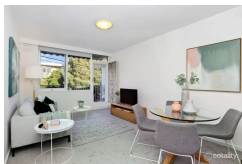


**9/4 HARTPURY AVENUE ELWOOD
VIC 3184**

2 1 1

Sold Price **\$540,000** Sold Date **16-May-25**

Distance **0.73km**



**4/56 TENNYSON STREET ELWOOD
VIC 3184**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **12-Jul-25**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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