

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

6/38 ELM 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

\$495,000

&

\$540,000

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

16/66-70 GROSVENOR STREET BALACLAVA VIC 3183	\$503,000	04-May-25
4/51 GOURLAY STREET BALACLAVA VIC 3183	\$535,000	16-May-25
12/44 THE AVENUE BALACLAVA VIC 3183	\$530,000	18-Mar-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: 21 July 2025

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**16/66-70 GROSVENOR STREET
BALACLAVA VIC 3183**
 2  1  1
Sold Price **\$503,000** Sold Date **04-May-25**Distance **0.2km**
**4/51 GOURLAY STREET
BALACLAVA VIC 3183**
 2  1  1
Sold Price **\$535,000** Sold Date **16-May-25**Distance **0.26km**
**12/44 THE AVENUE BALACLAVA
VIC 3183**
 2  1  1
Sold Price **\$530,000** Sold Date **18-Mar-25**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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