

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

4/66-70 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Balaclava

Period - From 01/04/2024 to 31/03/2025 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	6/22 Gibbs St BALACLAVA 3183	\$533,333	31/03/2025
2	12/44 The Avenue BALACLAVA 3183	\$530,000	20/03/2025
3	5/52 William St BALACLAVA 3183	\$540,000	15/02/2025

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:

22/05/2025 10:10



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1359 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2025: \$575,000

Comparable Properties



6/22 Gibbs St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$533,333
Method: Private Sale
Date: 31/03/2025
Property Type: Apartment



12/44 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 20/03/2025
Property Type: Apartment



5/52 William St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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