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	203/65 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Single price $495,000

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	5/59 Hotham St ST KILDA EAST 3183	$488,500	31/05/2025
2	1/93 Ormond Rd ELWOOD 3184	$470,000	05/04/2025
3	3/119 Tennyson St ELWOOD 3184	$495,000	26/03/2025

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: 10/06/2025 12:45

203/65 Grosvenor Street, Balaclava Vic 3183



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000
Median Unit Price
Year ending March 2025: $575,000

Comparable Properties



5/59 Hotham St ST KILDA EAST 3183 (REI)

1 1 1

Price: $488,500
Method: Auction Sale
Date: 31/05/2025
Property Type: Apartment

Agent Comments



1/93 Ormond Rd ELWOOD 3184 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments



3/119 Tennyson St ELWOOD 3184 (REI/VG)

1 1 1

Price: $495,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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