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	13/20 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Range between $430,000 & $460,000

Median sale price

Median price $576,500 Property Type Unit Suburb Balaclava

Period - From 22/09/2024 to 21/09/2025 Source Property Data

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	1/58 Hotham St ST KILDA EAST 3183	$456,000	04/09/2025
2	7/17 Wilgah St ST KILDA EAST 3183	$442,000	28/08/2025
3	49/5 Fulton St ST KILDA EAST 3183	$450,000	18/08/2025

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: 22/09/2025 08:35

13/20 Orange Grove, Balaclava Vic 3183



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
22/09/2024 - 21/09/2025: $576,500

Comparable Properties



1/58 Hotham St ST KILDA EAST 3183 (REI)

2 1 1

Price: $456,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: Apartment

Agent Comments



7/17 Wilgah St ST KILDA EAST 3183 (REI)

2 1 -

Price: $442,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Apartment

Agent Comments



49/5 Fulton St ST KILDA EAST 3183 (REI)

2 1 1

Price: $450,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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