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	3/33 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Range between $570,000 & $627,000

Median sale price

Median price $602,500 Property Type Unit Suburb Balaclava

Period - From 01/10/2025 to 31/12/2025 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	6/5a The Avenue BALACLAVA 3183	$605,000	15/11/2025
2	5/40 Alexandra St ST KILDA EAST 3183	$600,500	12/10/2025
3	7/86 Grosvenor St BALACLAVA 3183	$570,000	12/09/2025

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: 02/02/2026 10:49

3/33 Elm Grove, Balaclava Vic 3183



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $627,000
Median Unit Price
December quarter 2025: $602,500

Comparable Properties



6/5a The Avenue BALACLAVA 3183 (REI/VG)

2 1 1

Price: $605,000
Method: Private Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



5/40 Alexandra St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $600,500
Method: Auction Sale
Date: 12/10/2025
Property Type: Apartment

Agent Comments



7/86 Grosvenor St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 12/09/2025
Property Type: Unit

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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