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	95 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $1,350,000 Property Type House Suburb Balaclava

Period - From 01/01/2025 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	36 Meredith St ELWOOD 3184	$1,915,000	27/10/2025
2	5 Acacia St ELSTERNWICK 3185	$1,920,000	15/10/2025
3	21 Prentice St ELSTERNWICK 3185	$2,000,000	10/09/2025

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: 27/02/2026 09:58

95 Grosvenor Street, Balaclava Vic 3183

JellisCraig



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
Year ending December 2025: $1,350,000

Comparable Properties



36 Meredith St ELWOOD 3184 (REI/VG)

4 2 2

Price: $1,915,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



5 Acacia St ELSTERNWICK 3185 (REI/VG)

4 1 -

Price: $1,920,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments



21 Prentice St ELSTERNWICK 3185 (REI/VG)

4 3 1

Price: $2,000,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 251 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata .com.au

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