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	4/22 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Single price $530,000

Median sale price

Median price $600,000 Property Type Unit Suburb Balaclava

Period - From 07/07/2025 to 06/07/2026 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	6/38 The Avenue BALACLAVA 3183	$530,000	13/06/2026
2	6/33 Byron St ELWOOD 3184	$530,000	02/06/2026
3			

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: 07/07/2026 10:36

4/22 Sycamore Grove, Balaclava Vic 3183



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$530,000
Median Unit Price
07/07/2025 - 06/07/2026: $600,000

Comparable Properties



6/38 The Avenue BALACLAVA 3183 (REI)

2 1 1

Price: $530,000
Method: Sold Before Auction
Date: 13/06/2026
Property Type: Apartment

Agent Comments



6/33 Byron St ELWOOD 3184 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments

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.

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

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