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	1/40 Sycamore Grove, Balaclava Vic 3183

Indicative selling price

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

Single price $419,000

Median sale price

Median price $575,750 Property Type Unit Suburb Balaclava

Period - From 03/03/2024 to 02/03/2025 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	1/4A Lansdowne Rd ST KILDA EAST 3183	$442,000	26/02/2025
2	103/78 Inkerman St ST KILDA 3182	$400,000	25/02/2025
3	107/24 Crimea St ST KILDA 3182	$390,000	07/02/2025

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: 03/03/2025 08:23

1/40 Sycamore Grove, Balaclava Vic 3183



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$419,000
Median Unit Price
03/03/2024 - 02/03/2025: $575,750

Comparable Properties



1/4A Lansdowne Rd ST KILDA EAST 3183 (REI)

1 1 1

Price: $442,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: Apartment

Agent Comments



103/78 Inkerman St ST KILDA 3182 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Agent Comments



107/24 Crimea St ST KILDA 3182 (REI/VG)

1 1 1

Price: $390,000
Method: Private Sale
Date: 07/02/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.