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	4/27 Sycamore Grove, Balaclava VIC 3183

Indicative selling price

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

Range between $385,000 & $415,000

Median sale price

Median price $565,000 Property Type Unit Suburb Balaclava

Period - From 25/08/2024 to 24/02/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/6 Byron Street Elwood VIC 3184	$380,000	06/01/2025
202/5 Alma Road St Kilda VIC 3182	$415,000	10/12/2024
204/63 Acland Street St Kilda VIC 3182	$400,000	14/12/2024

This Statement of Information was prepared on: 26/02/2025