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	2/18 Nightingale Street, Balaclava Vic 3183

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $540,000 Property Type Unit Suburb Balaclava

Period - From 01/01/2025 to 31/03/2025 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	12/3 Balston St BALACLAVA 3183	$315,000	11/03/2025
2	3/88 Grosvenor St BALACLAVA 3183	$310,000	18/02/2025
3	18/54 Balston St BALACLAVA 3183	$315,000	17/12/2024

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: 01/05/2025 15:27

2/18 Nightingale Street, Balaclava Vic 3183

Simon Dale
0425771377
sdale@bigginscott.com.au



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
March quarter 2025: $540,000

Comparable Properties



12/3 Balston St BALACLAVA 3183 (REI/VG)

1 1 1

Price: $315,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment

Agent Comments

1 x bed apartment, 0.71km from subject property



3/88 Grosvenor St BALACLAVA 3183 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment

Agent Comments

0.6km from subject property, 1 x bed, 1 x bath, 1 x car



18/54 Balston St BALACLAVA 3183 (VG)

1 - -

Price: $315,000
Method: Sale
Date: 17/12/2024
Property Type: Strata Flat - Single OYO Flat

Agent Comments

0.64km from subject property, 1 x bed, 1 x car

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

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