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<br>Including suburb and postcode | 8/66-70 Grosvenor Street, Balaclava Vic 3183 |

## Indicative selling price

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

Range between $480,000 & $510,000

## 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 | 5/59 Hotham St ST KILDA EAST 3183 | $488,500 | 31/05/2025 |
| 2 | 1/3 Quat Quatta Av RIPPONLEA 3185 | $495,000 | 23/05/2025 |
| 3 | 12/89 Hotham St BALACLAVA 3183 | $505,000 | 22/04/2025 |

**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: 02/06/2025 14:20

# 8/66-70 Grosvenor Street, Balaclava Vic 3183

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2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$480,000 - $510,000
**Median Unit Price**
March quarter 2025: $540,000

## Comparable Properties



**5/59 Hotham St ST KILDA EAST 3183 (REI)**

1 1 1

**Price:** $488,500
**Method:** Auction Sale
**Date:** 31/05/2025
**Property Type:** Apartment

Agent Comments



**1/3 Quat Quatta Av RIPPONLEA 3185 (REI)**

2 1 1

**Price:** $495,000
**Method:** Private Sale
**Date:** 23/05/2025
**Property Type:** Apartment

Agent Comments



**12/89 Hotham St BALACLAVA 3183 (VG)**

2 - -

**Price:** $505,000
**Method:** Sale
**Date:** 22/04/2025
**Property Type:** Strata Unit/Flat

Agent Comments



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