

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 6/22 GIBBS STREET BALACLAVA VIC 3183 | \$533,333 | 31-Mar-25 |
| 17/17A MILTON STREET ELWOOD VIC 3184 | \$540,000 | 07-Apr-25 |
| G08/26-28 BROADWAY ELWOOD VIC 3184   | \$500,000 | 14-Apr-25 |

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 6 months.~~

This Statement of Information was prepared on: 15 September 2025



**6/22 GIBBS STREET BALACLAVA  
VIC 3183**

Sold Price

**\$533,333**

Sold Date

**31-Mar-25**

1

1

1

Distance

**0.47km**



**17/17A MILTON STREET ELWOOD  
VIC 3184**

Sold Price

**\$540,000**

Sold Date

**07-Apr-25**

1

1

1

Distance

**0.85km**



**G08/26-28 BROADWAY ELWOOD  
VIC 3184**

Sold Price

**\$500,000**

Sold Date

**14-Apr-25**

1

1

1

Distance

**1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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