

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

3/99 GROSVENOR STREET BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Jan 2025

to

31 Dec 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

4/20 CARLISLE AVENUE BALACLAVA VIC 3183	\$705,000	09-Nov-25
22/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$730,000	15-Oct-24
2/11 BALACLAVA ROAD ST KILDA EAST VIC 3183	\$730,000	05-Oct-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: 21 January 2026



**4/20 CARLISLE AVENUE
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$705,000** Sold Date **09-Nov-25**

Distance **0.33km**

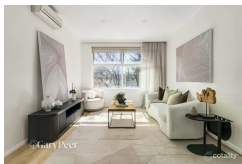


**22/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183**

3 1 1

Sold Price **\$730,000** Sold Date **15-Oct-24**

Distance **1km**



**2/11 BALACLAVA ROAD ST KILDA
EAST VIC 3183**

3 1 1

Sold Price Sold Date **05-Oct-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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