

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

5/38 ELM GROVE 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

\$500,000

&

\$525,000

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

2/105 GROSVENOR STREET BALACLAVA VIC 3183	\$508,000	02-Dec-25
1/191 BRIGHTON ROAD ELWOOD VIC 3184	\$500,000	22-Aug-25
21/14 MCMILLAN STREET ELSTERNWICK VIC 3185	\$515,000	15-Nov-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: 07 January 2026

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2/105 GROSVENOR STREET BALACLAVA VIC 3183

 2
  1
  1

Sold Price

RS

\$508,000

Sold Date

02-Dec-25

Distance

0.16km

1/191 BRIGHTON ROAD ELWOOD VIC 3184

 2
  1
  1

Sold Price

\$500,000

Sold Date

22-Aug-25

Distance

0.5km

21/14 MCMILLAN STREET ELSTERNWICK VIC 3185

 2
  1
  1

Sold Price

\$515,000

Sold Date

15-Nov-25

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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