

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

1/72 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Dec 2024

to

30 Nov 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

8/98 GROSVENOR STREET BALACLAVA VIC 3183	\$452,500	21-Jun-25
10/3 QUAT QUATTA AVENUE RIPPONLEA VIC 3185	\$442,000	27-Jun-25
3/53 HOTHAM STREET ST KILDA EAST VIC 3183	\$428,550	27-Jul-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: 09 December 2025

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**8/98 GROSVENOR STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$452,500** Sold Date **21-Jun-25**

Distance **0.17km**



**10/3 QUAT QUATTA AVENUE
RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$442,000** Sold Date **27-Jun-25**

Distance **0.6km**



**3/53 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$428,550** Sold Date **27-Jul-25**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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