

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 25 SYCAMORE GROVE, BALACLAVA, VIC 3183

Indicative selling price

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

Single price

or range between

\$1,420,000

&

\$1,520,000

Median sale price

Median price

Property Type

House

Suburb

BALACLAVA, VIC

Period - From

to

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

11 BRUNNING ST ST KILDA EAST 3183

\$1,835,000

08/05/24

12 RAITH COURT ST KILDA EAST

\$1,650,000

08/09/24

329 INKERMAN STREET, BALACLAVA, VIC 3183

\$1,750,000

15/04/24

This Statement of Information was prepared on: 16/02/2025