

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

13/20 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price

\$575,750

Property Type

Unit

Suburb

Balaclava

Period - From

11/09/2024

to

10/09/2025

Source

Property Data

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 six 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
1	4/41 Chapel St ST KILDA 3182	\$470,000	06/09/2025
2	5/53 Hotham St ST KILDA EAST 3183	\$470,000	12/08/2025
3	28/87 Alma Rd ST KILDA 3182	\$488,000	30/07/2025

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 six months.~~

This Statement of Information was prepared on:

11/09/2025 09:57



 1
  1
  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

11/09/2024 - 10/09/2025: \$575,750

Comparable Properties



4/41 Chapel St ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$470,000

Method: Auction Sale

Date: 06/09/2025

Property Type: Apartment



5/53 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

 2
  1
  1

Price: \$470,000

Method: Private Sale

Date: 12/08/2025

Property Type: Apartment



28/87 Alma Rd ST KILDA 3182 (REI)

Agent Comments

 2
  1
  1

Price: \$488,000

Method: Private Sale

Date: 30/07/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372