Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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2/18 Nightingale Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$540,000	Pro	perty Type	Unit		Suburb	Balaclava
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	12/3 Balston St BALACLAVA 3183	\$315,000	11/03/2025
2	3/88 Grosvenor St BALACLAVA 3183	\$310,000	18/02/2025
3	18/54 Balston St BALACLAVA 3183	\$315,000	17/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/05/2025 15:27





Simon Dale 0425771377 sdale@bigginscott.com.au

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** March quarter 2025: \$540,000





Rooms: 2

Property Type: Apartment **Agent Comments**

Comparable Properties



12/3 Balston St BALACLAVA 3183 (REI/VG)

Agent Comments

1 x bed apartment, 0.71km from subject property

Price: \$315,000 Method: Private Sale Date: 11/03/2025

Property Type: Apartment



3/88 Grosvenor St BALACLAVA 3183 (REI/VG)





Agent Comments

0.6km from subject property, 1 x bed,

1 x bath, 1 x car

Price: \$310,000 Method: Private Sale Date: 18/02/2025

Property Type: Apartment



18/54 Balston St BALACLAVA 3183 (VG)

Agent Comments

0.64km from subject property, 1 x bed,

Price: \$315,000 Method: Sale Date: 17/12/2024

Property Type: Strata Flat - Single OYO Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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