

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](https://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