

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

3/33 Orange Grove, Balaclava Vic 3183

Indicative selling price

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

Range between

\$390,000

&

\$429,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/07/2024

to

30/06/2025

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	Price	Date of sale
1	2/146 St Kilda Rd ST KILDA 3182	\$395,000	09/08/2025
2	12/38 Mitford St ELWOOD 3184	\$408,000	29/07/2025
3	3/4 Irwell St ST KILDA 3182	\$420,000	28/07/2025

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:

22/09/2025 18:45



Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
Year ending June 2025: \$575,000

Comparable Properties



2/146 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 09/08/2025
Property Type: Apartment



12/38 Mitford St ELWOOD 3184 (REI)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 29/07/2025
Property Type: Unit



3/4 Irwell St ST KILDA 3182 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment

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