

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

4/22 SYCAMORE GROVE BALACLAVA VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$499,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Balaclava

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

6/22 GIBBS STREET BALACLAVA VIC 3183	\$533,333	31-Mar-25
17/17A MILTON STREET ELWOOD VIC 3184	\$540,000	07-Apr-25
G08/26-28 BROADWAY ELWOOD VIC 3184	\$500,000	14-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 15 September 2025



**6/22 GIBBS STREET BALACLAVA
VIC 3183**

Sold Price

\$533,333

Sold Date

31-Mar-25

1

1

1

Distance

0.47km



**17/17A MILTON STREET ELWOOD
VIC 3184**

Sold Price

\$540,000

Sold Date

07-Apr-25

1

1

1

Distance

0.85km



**G08/26-28 BROADWAY ELWOOD
VIC 3184**

Sold Price

\$500,000

Sold Date

14-Apr-25

1

1

1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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