

# 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

4/66-70 Grosvenor Street, Balaclava Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/04/2024

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	Price	Date of sale
1	6/22 Gibbs St BALACLAVA 3183	\$533,333	31/03/2025
2	12/44 The Avenue BALACLAVA 3183	\$530,000	20/03/2025
3	5/52 William St BALACLAVA 3183	\$540,000	15/02/2025

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:

22/05/2025 10:10



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1359 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
Year ending March 2025: \$575,000

## Comparable Properties



**6/22 Gibbs St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$533,333  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** Apartment



**12/44 The Avenue BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 20/03/2025  
**Property Type:** Apartment



**5/52 William St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 15/02/2025  
**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000



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