

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

5/38 ELM 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

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Balaclava

Period-from

01 Jan 2025

to

31 Dec 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

2/105 GROSVENOR STREET BALACLAVA VIC 3183	\$508,000	02-Dec-25
1/191 BRIGHTON ROAD ELWOOD VIC 3184	\$500,000	22-Aug-25
21/14 MCMILLAN STREET ELSTERNWICK VIC 3185	\$515,000	15-Nov-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: 07 January 2026

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2/105 GROSVENOR STREET BALACLAVA VIC 3183

2 1 1

Sold Price

^{RS} **\$508,000** Sold Date **02-Dec-25**
Distance **0.16km**

1/191 BRIGHTON ROAD ELWOOD VIC 3184

2 1 1

Sold Price

^{RS} **\$500,000** Sold Date **22-Aug-25**
Distance **0.5km**

21/14 MCMILLAN STREET ELSTERNWICK VIC 3185

2 1 1

Sold Price

^{RS} **\$515,000** Sold Date **15-Nov-25**
Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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