

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
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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

\$500,000 Sold Date **22-Aug-25**

Distance **0.5km**



**21/14 MCMILLAN STREET
ELSTERNWICK VIC 3185**

2 1 1

Sold Price

\$515,000 Sold Date **15-Nov-25**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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