

# 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 95 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 \$1,900,000 & \$2,000,000

### Median sale price

Median price \$1,350,000 Property Type House Suburb Balaclava

Period - From 01/01/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

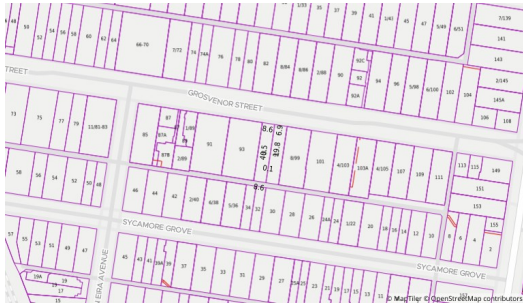
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property  | Price       | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 36 Meredith St ELWOOD 3184      | \$1,915,000 | 27/10/2025   |
| 2 | 5 Acacia St ELSTERNWICK 3185    | \$1,920,000 | 15/10/2025   |
| 3 | 21 Prentice St ELSTERNWICK 3185 | \$2,000,000 | 10/09/2025   |

**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: 23/02/2026 12:44



3   2   0

**Property Type:** House (Res)

**Land Size:** 344 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

Year ending December 2025: \$1,350,000

## Comparable Properties



**36 Meredith St ELWOOD 3184 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,915,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** House (Res)

**Land Size:** 722 sqm approx



**5 Acacia St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4   1   -

**Price:** \$1,920,000

**Method:** Sold Before Auction

**Date:** 15/10/2025

**Property Type:** House (Res)

**Land Size:** 387 sqm approx



**21 Prentice St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**

4   3   1

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 10/09/2025

**Property Type:** House

**Land Size:** 251 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500



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