

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 4/81-83 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median sale price

Median price \$565,000 Property Type Unit 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 | 12/3 Balston St BALACLAVA 3183 | \$315,000 | 03/02/2026 |
| 2 | 5/3 Quat Quatta Av RIPPONLEA 3185 | \$335,000 | 08/01/2026 |
| 3 | 4/8 Maryville St RIPPONLEA 3185 | \$320,000 | 04/10/2025 |

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: 18/02/2026 15:32



1
 1
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Rooms: 2
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 Year ending December 2025: \$565,000

Comparable Properties



12/3 Balston St BALACLAVA 3183 (REI)

Agent Comments

1
 1
 1

Price: \$315,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment



5/3 Quat Quatta Av RIPPONLEA 3185 (REI)

Agent Comments

1
 1
 1

Price: \$335,000
Method: Private Sale
Date: 08/01/2026
Property Type: Apartment



4/8 Maryville St RIPPONLEA 3185 (REI/VG)

Agent Comments

1
 1
 1

Price: \$320,000
Method: Private Sale
Date: 04/10/2025
Property Type: Apartment

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



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