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	103/65 Grosvenor Street, Balaclava Vic 3183

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $570,000 Property Type Unit Suburb Balaclava

Period - From 01/07/2025 to 30/06/2026 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	312A/33 Inkerman St ST KILDA 3182	$435,000	06/07/2026
2	104/120 Hotham St ST KILDA EAST 3183	$440,000	16/06/2026
3	26/23 Irwell St ST KILDA 3182	$401,500	11/04/2026

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: 27/08/2026 08:25

103/65 Grosvenor Street, Balaclava Vic 3183

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending June 2026: $570,000

Comparable Properties

312A/33 Inkerman St ST KILDA 3182 (REI)

1 | 1 | 1

Price: $435,000
Method: Private Sale
Date: 06/07/2026
Property Type: Apartment

Agent Comments

104/120 Hotham St ST KILDA EAST 3183 (REI/VG)

1 | 1 | 1

Price: $440,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment

Agent Comments

26/23 Irwell St ST KILDA 3182 (REI/VG)

1 | 1 | -

Price: $401,500
Method: Private Sale
Date: 11/04/2026
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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