

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

17 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Balaclava

Period - From 01/04/2026

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	1 Camden St BALACLAVA 3183	\$1,400,000	09/08/2026
2	64 Brunning St BALACLAVA 3183	\$1,375,000	31/07/2026
3	26 Mchenry St ST KILDA EAST 3183	\$1,330,000	15/05/2026

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:

09/09/2026 14:04



Property Type: House

Land Size: 221 sqm approx

Agent Comments

Comparable Properties



1 Camden St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 09/08/2026

Property Type: House (Res)

Land Size: 325 sqm approx



64 Brunning St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 31/07/2026

Property Type: House



26 Mchenry St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: House (Res)

Land Size: 335 sqm approx