

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

50 Elm Grove, Balaclava Vic 3183

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

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	12 Main St ELSTERNWICK 3185	\$1,800,000	13/08/2026
2	2 Montague Av ST KILDA EAST 3183	\$1,710,000	16/06/2026
3	167 Brighton Rd ELWOOD 3184	\$1,700,000	24/03/2026

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:

21/08/2026 11:46



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Property Type: House (Res)

Land Size: 385 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

June quarter 2026: \$1,535,000

Comparable Properties



12 Main St ELSTERNWICK 3185 (REI)

Agent Comments

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Price: \$1,800,000

Method: Private Sale

Date: 13/08/2026

Property Type: House

Land Size: 576 sqm approx



2 Montague Av ST KILDA EAST 3183 (REI)

Agent Comments

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 -

Price: \$1,710,000

Method: Private Sale

Date: 16/06/2026

Property Type: House (Res)

Land Size: 520 sqm approx



167 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

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 2

Price: \$1,700,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 261 sqm approx

Account - Jellis Craig | P: 03 8644 5500