

# 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

8 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 \$1,400,000

&

\$1,540,000

### Median sale price

Median price \$1,410,000

Property Type House

Suburb Balaclava

Period - From 01/04/2025

to

31/03/2026

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 | 34 Camden St BALACLAVA 3183    | \$1,535,000 | 21/05/2026   |
| 2 | 13 Prahran Gr ELSTERNWICK 3185 | \$1,425,000 | 08/05/2026   |
| 3 | 48 Brighton Rd BALACLAVA 3183  | \$1,435,000 | 12/01/2026   |

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:

28/06/2026 09:34



3   
 1   
 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 331 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

Year ending March 2026: \$1,410,000

## Comparable Properties



**34 Camden St BALACLAVA 3183 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,535,000

**Method:** Sold Before Auction

**Date:** 21/05/2026

**Property Type:** House (Res)



**13 Prahran Gr ELSTERNWICK 3185 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,425,000

**Method:** Private Sale

**Date:** 08/05/2026

**Property Type:** House (Res)

**Land Size:** 493 sqm approx



**48 Brighton Rd BALACLAVA 3183 (REI/VG)**

Agent Comments

3   
 1   
 -

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** House

**Land Size:** 347 sqm approx

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