

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

1/13 Nicholson Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,450,000

&

\$1,595,000

Median sale price

Median price \$1,338,000

Property Type Unit

Suburb Balwyn North

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	2/10 Highbury St BALWYN NORTH 3104	\$1,440,000	13/06/2026
2	3/56 Maud St BALWYN NORTH 3104	\$1,500,000	07/05/2026
3			

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:

01/09/2026 15:02



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median Unit Price

June quarter 2026: \$1,338,000

Comparable Properties



2/10 Highbury St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 13/06/2026

Property Type: Villa



3/56 Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 07/05/2026

Property Type: Unit

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.

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