

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/73 Winfield Road, Balwyn North VIC 3104
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Indicative selling price

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

Range between	\$1,250,000
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Median sale price

Median price	\$2,430,000	Property Type	4-Bed houses	Suburb	Balwyn North
Period - From	31-Jan-2025	to	31-Dec-2025	Source	realestate.com.au

Comparable property sales

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	2/52 Sweyn Street Balwyn North VIC 3104	\$1,115,000	15-Oct-2025
2	3/58 Sweyn Street, Balwyn North, Vic 3104	\$1,280,000	02-12-2025
3			

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