

# 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

10 Glenthorn Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,400,000 & \$3,700,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2022 to 30/09/2023 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	11 Milfay Ct BALWYN NORTH 3104	\$4,100,000	20/05/2023
2	27 Hedderwick St BALWYN NORTH 3104	\$4,000,000	18/04/2023
3	13 Ajax St BALWYN NORTH 3104	\$3,950,000	28/05/2023

**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:

17/10/2023 12:59

10 Glenthorn Avenue, Balwyn North Vic 3104

Sam Wilkinson

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 4  2  2

**Property Type:** House  
**Land Size:** 707 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$3,400,000 - \$3,700,000

**Median House Price**

Year ending September 2023: \$2,355,000

## Comparable Properties



**11 Milfay Ct BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

 5  4  3

**Price:** \$4,100,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**27 Hedderwick St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  5  2

**Price:** \$4,000,000  
**Method:** Private Sale  
**Date:** 18/04/2023  
**Property Type:** House



**13 Ajax St BALWYN NORTH 3104 (VG)**

**Agent Comments**

 6  -  -

**Price:** \$3,950,000  
**Method:** Sale  
**Date:** 28/05/2023  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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