

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

12 Kyora Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,286,500

Property Type House

Suburb Balwyn North

Period - From 21/07/2025

to

20/07/2026

Source Property Data

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	1 Veitch St IVANHOE EAST 3079	\$2,105,000	10/07/2026
2	77 Mountain View Rd BALWYN NORTH 3104	\$2,088,000	15/05/2026
3	24 Cascade St BALWYN NORTH 3104	\$2,200,000	28/02/2026

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:

21/07/2026 14:50



 5
  4
  2

Property Type:
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 21/07/2025 - 20/07/2026: \$2,286,500

Comparable Properties



1 Veitch St IVANHOE EAST 3079 (REI)

Agent Comments

 5
  3
  2

Price: \$2,105,000
Method: Private Sale
Date: 10/07/2026
Rooms: 8
Property Type: House (Res)
Land Size: 757 sqm approx



77 Mountain View Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 6
  3
  3

Price: \$2,088,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



24 Cascade St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$2,200,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Marshall White | P: 03 9822 9999