

# 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 Pembroke Road, Balwyn Vic 3103

### Indicative selling price

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

Range between \$4,850,000 & \$5,300,000

### Median sale price

Median price \$3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 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	2 Stanley Gr CANTERBURY 3126	\$5,200,000	27/05/2023
2	12 Monash Av BALWYN 3103	\$5,055,000	26/05/2023
3	18 Hardwicke St BALWYN 3103	\$4,850,000	05/07/2023

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:

16/10/2023 19:53

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4 3 3

**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Agent Comments**

4 lavish bedrooms including ground floor and first floor Master Suites, dedicated home office/ bedroom 5 option, 3 marble bathrooms, triple remote garage, security & immaculately maintained gardens

**Indicative Selling Price**

\$4,850,000 - \$5,300,000

**Median House Price**

September quarter 2023: \$3,240,250

## Comparable Properties



**2 Stanley Gr CANTERBURY 3126 (REI/VG)**

**Agent Comments**

4 4 2

**Price:** \$5,200,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House  
**Land Size:** 572 sqm approx



**12 Monash Av BALWYN 3103 (REI/VG)**

**Agent Comments**

5 5 2

**Price:** \$5,055,000  
**Method:** Private Sale  
**Date:** 26/05/2023  
**Property Type:** House  
**Land Size:** 664 sqm approx



**18 Hardwicke St BALWYN 3103 (REI/VG)**

**Agent Comments**

5 6 2

**Price:** \$4,850,000  
**Method:** Private Sale  
**Date:** 05/07/2023  
**Property Type:** House  
**Land Size:** 709 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**