

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

14 Osburn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,550,000 & \$2,650,000

Median sale price

Median price \$2,288,000 Property Type House Suburb Balwyn North

Period - From 06/07/2025 to 05/07/2026 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	37 Rangeview Gr BALWYN NORTH 3104	\$2,712,000	18/04/2026
2	7 Percy St BALWYN 3103	\$2,698,000	14/04/2026
3	41 Elliott Av BALWYN 3103	\$2,573,000	21/03/2026

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:

06/07/2026 10:41

14 Osburn Avenue, Balwyn North Vic 3104

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,650,000
Median House Price
06/07/2025 - 05/07/2026: \$2,288,000

Comparable Properties



37 Rangeview Gr BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,712,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 738 sqm approx



7 Percy St BALWYN 3103 (REI)

Agent Comments

3 2 4

Price: \$2,698,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 681 sqm approx



41 Elliott Av BALWYN 3103 (REI/VG)

Agent Comments

3 1 1

Price: \$2,573,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 710 sqm approx

Account - Jellis Craig | P: 98305966



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