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	15 CITRON AVENUE BALWYN NORTH VIC 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,500,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,319,400	Property type	House	Suburb	Balwyn North
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
31 MILNE ROAD MONT ALBERT NORTH VIC 3129	$1,500,000	02-May-26
23 TULLAMORE AVENUE DONCASTER VIC 3108	$1,638,000	28-Mar-26
14 VENTNOR STREET BALWYN NORTH VIC 3104	$1,685,000	17-Mar-26

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 6 months.~~

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31 MILNE ROAD MONT ALBERT NORTH VIC 3129

4 2 1

Sold Price RS **$1,500,000** UN

Sold Date **02-May-26**

Distance **0.93km**

23 TULLAMORE AVENUE DONCASTER VIC 3108

5 2 2

Sold Price RS **$1,638,000**

Sold Date **28-Mar-26**

Distance **1.24km**

14 VENTNOR STREET BALWYN NORTH VIC 3104

3 1 1

Sold Price RS **$1,685,000**

Sold Date **17-Mar-26**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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