

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

16 Ajana Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$2,238,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to

30/06/2026

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	13 Wynyard Cr BALWYN NORTH 3104	\$4,750,000	30/05/2026
2	15 Kenny St BALWYN NORTH 3104	\$4,750,000	26/04/2026
3	3 Corby St BALWYN NORTH 3104	\$4,867,000	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:

24/07/2026 11:35



4
 3
 3

Property Type: House (Res)

Land Size: 951 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,950,000

Median House Price

Year ending June 2026: \$2,238,000

Comparable Properties



13 Wynyard Cr BALWYN NORTH 3104 (REI)

Agent Comments

5
 5
 2

Price: \$4,750,000

Method: Private Sale

Date: 30/05/2026

Property Type: House

Land Size: 927 sqm approx



15 Kenny St BALWYN NORTH 3104 (REI/VG)

Agent Comments

6
 6
 3

Price: \$4,750,000

Method: Private Sale

Date: 26/04/2026

Property Type: House (Res)

Land Size: 910 sqm approx



3 Corby St BALWYN NORTH 3104 (REI/VG)

Agent Comments

6
 6
 2

Price: \$4,867,000

Method: Private Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 676 sqm approx

Account - RT Edgar Boroondara | P: 88882000