

# 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 Eyre Street, 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 \$3,700,000 & \$3,900,000

### Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	20 Walsh St DEEPPDENE 3103	\$4,020,000	10/11/2023
2	10 Grey St BALWYN 3103	\$3,853,000	16/04/2024
3	170 Whitehorse Rd BALWYN 3103	\$3,828,000	13/11/2023

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:

07/05/2024 15:45

16 Eyre Street, Balwyn Vic 3103



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 780 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,700,000 - \$3,900,000

**Median House Price**

Year ending March 2024: \$3,000,000

## Comparable Properties



**20 Walsh St DEEPDENE 3103 (REI/VG)**

Agent Comments



**Price:** \$4,020,000

**Method:** Sold Before Auction

**Date:** 10/11/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**10 Grey St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$3,853,000

**Method:** Private Sale

**Date:** 16/04/2024

**Property Type:** House

**Land Size:** 830 sqm approx



**170 Whitehorse Rd BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$3,828,000

**Method:** Private Sale

**Date:** 13/11/2023

**Property Type:** House

**Land Size:** 490 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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