

# 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

17 Kalimna 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 \$2,700,000 & \$2,970,000

### Median sale price

Median price \$2,985,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 30/06/2023 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	6 Austin St BALWYN 3103	\$2,970,000	12/08/2023
2	3 Hamilton St BALWYN 3103	\$2,900,000	03/06/2023
3	25 Grosvenor Pde BALWYN 3103	\$2,866,000	12/08/2023

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:

16/08/2023 14:15

17 Kalimna Street, Balwyn Vic 3103



Nick O'Halloran  
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**Indicative Selling Price**

\$2,700,000 - \$2,970,000

**Median House Price**

June quarter 2023: \$2,985,000



3 2 2

**Property Type:** House

**Land Size:** 671 sqm approx

Agent Comments

## Comparable Properties



**6 Austin St BALWYN 3103 (REI)**

Agent Comments

4 2 2

**Price:** \$2,970,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 683 sqm approx



**3 Hamilton St BALWYN 3103 (REI)**

Agent Comments

4 1 2

**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 671 sqm approx



**25 Grosvenor Pde BALWYN 3103 (REI)**

Agent Comments

2 1 1

**Price:** \$2,866,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 625 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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