

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

18 Clayton Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$3,240,250 Property Type House Suburb Balwyn

Period - From 01/07/2023 to 30/09/2023 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	90 Winmalee Rd BALWYN 3103	\$2,705,000	19/08/2023
2	15 Thea Av BALWYN NORTH 3104	\$2,550,000	10/10/2023
3	7 Ajana St BALWYN NORTH 3104	\$2,521,000	19/08/2023

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: 08/11/2023 10:10



4 3 3

Property Type: House (Previously Occupied - Detached)
Land Size: 673 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,700,000
Median House Price
 September quarter 2023: \$3,240,250

Comparable Properties



90 Winmalee Rd BALWYN 3103 (REI)

4 1 -

Price: \$2,705,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Very close to us. This is in a slightly better position but land size similar. We believe buyers that looked at this would also be interested in our property.



15 Thea Av BALWYN NORTH 3104 (REI)

4 3 2

Price: \$2,550,000
Method: Private Sale
Date: 10/10/2023
Property Type: House (Res)

Agent Comments

A bit more modern than ours but similar configuration. We can see how buyers would also look at ours and compare to this.



7 Ajana St BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: \$2,521,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House
Land Size: 463 sqm approx

Agent Comments

This is close by & similar style property.

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017