

# 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 Lansdown Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,286,500

Property Type House

Suburb Balwyn North

Period - From 13/07/2025

to

12/07/2026

Source Property Data

### 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 | 63 Fortuna Av BALWYN NORTH 3104      | \$1,960,000 | 12/06/2026   |
| 2 | 13 Willis St BALWYN NORTH 3104       | \$1,910,000 | 06/06/2026   |
| 3 | 4 Mountain View Rd BALWYN NORTH 3104 | \$2,080,000 | 21/02/2026   |

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:

13/07/2026 16:25