

## 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

19 CREMORNE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,280,000

&

\$3,580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,878,400

Property type

House

Suburb

Balwyn

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

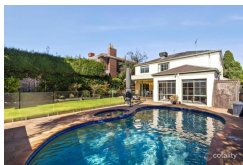
Date of sale

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 10 HARDWICKE STREET BALWYN VIC 3103 | \$3,290,000 | 28-Feb-26 |
|                                     |             |           |
|                                     |             |           |

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 6 months.

This Statement of Information was prepared on: 30 April 2026



10 HARDWICKE STREET BALWYN  
VIC 3103

Sold Price

<sup>RS</sup>

\$3,290,000

Sold Date

28-Feb-26



4



2



2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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