

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 METUNG STREET BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,180,000

&

\$3,380,000

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

20 NUNGERNER STREET BALWYN VIC 3103	\$3,225,000	04-Apr-25
36 ELLIOTT AVENUE BALWYN VIC 3103	\$3,288,888	26-Jun-25
34 HARDWICKE STREET BALWYN VIC 3103	\$3,200,000	28-Nov-25

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: 21 April 2026


20 NUNGERNER STREET BALWYN VIC 3103

Sold Price

\$3,225,000

Sold Date

04-Apr-25
 5

 2

 1

Distance

0.16km

36 ELLIOTT AVENUE BALWYN VIC 3103

Sold Price

\$3,288,888

Sold Date

26-Jun-25
 3

 2

 2

Distance

0.19km

34 HARDWICKE STREET BALWYN VIC 3103

Sold Price

\$3,200,000

Sold Date

28-Nov-25
 4

 2

 2

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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