

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

2/5 SEVENOAKS 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

\$1,480,000

&

\$1,620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,500

Property type

Unit

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

1/28 POWER STREET BALWYN VIC 3103	\$1,580,000	29-Nov-25
1/1 HENRY STREET BALWYN VIC 3103	\$1,600,000	14-Oct-25
1/1 DUNDEE STREET BALWYN VIC 3103	\$1,556,000	28-Mar-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: 23/02/2026



1/28 POWER STREET BALWYN VIC 3103

Sold Price

\$1,580,000

Sold Date

29-Nov-25



1



2



2

Distance

0.61km



1/1 HENRY STREET BALWYN VIC 3103

Sold Price

\$1,600,000

Sold Date

14-Oct-25



3



2



2

Distance

0.7km



1/1 DUNDEE STREET BALWYN VIC 3103

Sold Price

^{RS}

\$1,556,000

^{UN}

Sold Date

28-Mar-26



4



3



2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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