

# 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

2/52 Hatfield 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$2,088,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2026

to

30/06/2026

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 | 2/37 Aylmer St BALWYN NORTH 3104 | \$1,355,000 | 07/07/2026   |
| 2 | 1/29 Clyde St KEW EAST 3102      | \$1,400,000 | 28/03/2026   |
| 3 |                                  |             |              |

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:

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Johanna Doherty

8415 6100

0411 152 106

johannadoherty@jellisraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

June quarter 2026: \$2,088,000



3 2 5

**Property Type:** House

Agent Comments

## Comparable Properties



**2/37 Aylmer St BALWYN NORTH 3104 (REI)**

Agent Comments

3 2 2

**Price:** \$1,355,000

**Method:** Private Sale

**Date:** 07/07/2026

**Property Type:** House (Res)



**1/29 Clyde St KEW EAST 3102 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Unit

**Land Size:** 386 sqm approx

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.