

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 Maud Street, Balwyn North Vic 3104

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2025

to

31/03/2026

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	35 Maud St BALWYN NORTH 3104	\$1,900,000	13/06/2026
2	7 Belford Rd KEW EAST 3102	\$1,830,000	09/05/2026
3	17 Pavo St BALWYN NORTH 3104	\$1,800,000	21/03/2026

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:

24/06/2026 13:39



3 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 605sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending March 2026: \$2,300,000

Comparable Properties



35 Maud St BALWYN NORTH 3104 (REI)

4 3 2

Agent Comments

Price: \$1,900,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 674 sqm approx



7 Belford Rd KEW EAST 3102 (REI)

3 2 3

Agent Comments

Price: \$1,830,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx



17 Pavo St BALWYN NORTH 3104 (REI/VG)

4 2 2

Agent Comments

Price: \$1,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511