

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 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/12/2025 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	10 Hardwicke St BALWYN 3103	\$3,290,000	28/02/2026
2	16 Porter Rd BALWYN 3103	\$3,430,000	29/12/2025
3	3 Naroo St BALWYN 3103	\$3,300,000	12/11/2025

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:

18/03/2026 15:05



Rooms: 10
Property Type: House (Res)
Land Size: 670 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending December 2025: \$2,860,000

Comparable Properties



10 Hardwicke St BALWYN 3103 (REI)

[Agent Comments](#)



Price: \$3,290,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 717 sqm approx



16 Porter Rd BALWYN 3103 (REI)

[Agent Comments](#)



Price: \$3,430,000
Method: Private Sale
Date: 29/12/2025
Property Type: House (Res)



3 Naroo St BALWYN 3103 (REI/VG)

[Agent Comments](#)



Price: \$3,300,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: House (Res)
Land Size: 584 sqm approx