

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 Wandeen Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

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	1/59 Bulleen Rd BALWYN NORTH 3104	\$1,415,000	23/07/2026
2	2a Bolinda Rd BALWYN NORTH 3104	\$1,650,000	20/05/2026
3	1/20 Kelvinside St BALWYN NORTH 3104	\$1,489,000	07/04/2026

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:

02/09/2026 11:22

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3 2 2

Property Type: House
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$2,088,000

Comparable Properties



1/59 Bulleen Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,415,000
Method: Private Sale
Date: 23/07/2026
Property Type: Townhouse (Res)



2a Bolinda Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 452 sqm approx



1/20 Kelvinside St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

Price: \$1,489,000
Method: Private Sale
Date: 07/04/2026
Property Type: Townhouse (Single)
Land Size: 269 sqm approx

Account - Jellis Craig | P: 03 8841 4888