

## 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

20 KENNY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,500,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Balwyn North

Period-from

01 Mar 2025

to

28 Feb 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 12 SWEYN STREET BALWYN NORTH VIC 3104      | \$2,766,000 | 09-Nov-25 |
| 16 CUMBERLAND AVENUE BALWYN NORTH VIC 3104 | \$2,650,000 | 18-Oct-25 |
| 234 UNION ROAD SURREY HILLS VIC 3127       | \$2,510,000 | 29-Nov-25 |

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: 27 March 2026



## 12 SWEYN STREET BALWYN NORTH VIC 3104

4 2 2

Sold Price **\$2,766,000** Sold Date **09-Nov-25**

Distance **0.72km**



## 16 CUMBERLAND AVENUE BALWYN NORTH VIC 3104

4 2 3

Sold Price **\$2,650,000** Sold Date **18-Oct-25**

Distance **0.76km**



## 234 UNION ROAD SURREY HILLS VIC 3127

4 2 2

Sold Price **\$2,510,000** Sold Date **29-Nov-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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