

# 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 21 Brenbeal Street, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,200,000 & \$5,600,000

### Median sale price

Median price \$2,967,500 Property Type House Suburb Balwyn  
Period - From 22/02/2023 to 21/02/2024 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	12 Pembroke Rd BALWYN 3103	\$5,300,000	31/10/2023
2	5 Norbert St BALWYN 3103	\$6,058,000	10/10/2023
3	37 Power St BALWYN 3103	\$5,150,000	28/08/2023

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: 22/02/2024 16:55



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**Rooms:** 10  
**Property Type:** House  
**Land Size:** 735 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$5,200,000 - \$5,600,000  
**Median House Price**  
22/02/2023 - 21/02/2024: \$2,967,500

## Comparable Properties



**12 Pembroke Rd BALWYN 3103 (REI/VG)**

[Agent Comments](#)

4 3 3

**Price:** \$5,300,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**5 Norbert St BALWYN 3103 (VG)**

[Agent Comments](#)

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**Price:** \$6,058,000  
**Method:** Sale  
**Date:** 10/10/2023  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx



**37 Power St BALWYN 3103 (REI/VG)**

[Agent Comments](#)

5 5 2

**Price:** \$5,150,000  
**Method:** Private Sale  
**Date:** 28/08/2023  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017