Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

en Street, Balwyn North Vic 3104

Indicative selling price

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

Range between	\$2,700,000	&	\$2,950,000

Median sale price

Median price	\$2,288,000	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/04/2024	to	31/03/2025		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

1	3 Kelba St BALWYN NORTH 3104	\$3,050,000	16/05/2025
2	1 Renown St BALWYN NORTH 3104	\$2,700,000	12/03/2025
3	49 Ferdinand Av BALWYN NORTH 3104	\$3,050,000	03/12/2024

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:	26/05/2025 17:16
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Date of sale



Toby Parker 0413581104 tobyparker@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,950,000 **Median House Price** Year ending March 2025: \$2,288,000



Rooms: 7

Property Type: House

Land Size:

Agent Comments

Comparable Properties



3 Kelba St BALWYN NORTH 3104 (REI)

Price: \$3,050,000 Method: Private Sale Date: 16/05/2025 Property Type: House

Land Size: 996 sqm approx

Agent Comments



1 Renown St BALWYN NORTH 3104 (REI/VG)

Agent Comments

Price: \$2,700,000 Method: Private Sale Date: 12/03/2025

Property Type: House (Res) Land Size: 1185 sqm approx

49 Ferdinand Av BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,050,000

Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 1162 sqm approx

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





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