

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 Hosken 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 Property 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	Date of sale
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



Rooms: 7
Property Type: House
Land Size:
Agent Comments

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

Comparable Properties



3 Kelba St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$3,050,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 996 sqm approx



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