

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

22a Severn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,440,000

Property Type

Townhouse

Suburb

Balwyn North

Period - From

28/08/2025

to

27/08/2026

Source

Property Data

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	1/40 Maitland Av KEW 3101	\$1,570,000	13/08/2026
2	1/1 Dundee St BALWYN 3103	\$1,556,000	28/03/2026
3	2/130 Parkhill Rd KEW 3101	\$1,701,000	28/03/2026

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:

28/08/2026 11:32

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4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
28/08/2025 - 27/08/2026: \$1,440,000

Comparable Properties



1/40 Maitland Av KEW 3101 (REI/VG)

Agent Comments

4 3 1

Price: \$1,570,000
Method: Private Sale
Date: 13/08/2026
Property Type: Townhouse (Single)



1/1 Dundee St BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$1,556,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



2/130 Parkhill Rd KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$1,701,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Account - Jellis Craig | P: 03 88498088