

# 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

24 Maleela Avenue, 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 \$7,800,000 & \$8,500,000

### Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	13 Rowland St KEW 3101	\$9,000,000	02/12/2023
2	21 Victoria Av CANTERBURY 3126	\$7,335,000	30/11/2023
3	13 Chaucer Cr CANTERBURY 3126	\$7,200,000	05/12/2023

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:

21/05/2024 13:55

24 Maleela Avenue, Balwyn Vic 3103

Sam Wilkinson

03 9820 8005

0400 169 148

swilkinson@kayburton.com.au



 5  4  6

**Property Type:** House (Res)  
**Land Size:** 1350 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$7,800,000 - \$8,500,000

**Median House Price**

Year ending March 2024: \$3,000,000

## Comparable Properties



**13 Rowland St KEW 3101 (REI/VG)**

**Agent Comments**

 5  4  5

**Price:** \$9,000,000  
**Method:** Private Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**21 Victoria Av CANTERBURY 3126 (REI/VG)**

**Agent Comments**

 4  4  4

**Price:** \$7,335,000  
**Method:** Sold Before Auction  
**Date:** 30/11/2023  
**Property Type:** House (Res)  
**Land Size:** 1253 sqm approx



**13 Chaucer Cr CANTERBURY 3126 (REI/VG)**

**Agent Comments**

 5  4  6

**Price:** \$7,200,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** House  
**Land Size:** 1156 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.