

# 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 Maylands Avenue, Balwyn North Vic 3104

### Indicative selling price

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

Range between \$4,800,000

&

\$5,100,000

### 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	11 Cremorne St BALWYN 3103	\$4,850,000	06/05/2025
2	3 Alandale Av BALWYN 3103	\$4,806,000	12/04/2025
3	9 Creswick St DEEPDENE 3103	\$4,910,000	25/12/2024

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:

14/05/2025 15:47



3 1 1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 635 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$4,800,000 - \$5,100,000  
**Median House Price**  
Year ending March 2025: \$2,288,000

## Comparable Properties



**11 Cremorne St BALWYN 3103 (REI)**

[Agent Comments](#)

5 6 2

**Price:** \$4,850,000  
**Method:** Sold Before Auction  
**Date:** 06/05/2025  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx



**3 Alandale Av BALWYN 3103 (REI)**

[Agent Comments](#)

5 5 2

**Price:** \$4,806,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



**9 Creswick St DEEPDENE 3103 (REI/VG)**

[Agent Comments](#)

5 4 2

**Price:** \$4,910,000  
**Method:** Private Sale  
**Date:** 25/12/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx

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