# 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								
Range betwee	n \$4,800,000		&		\$5,100,0	00		
Median sale price								
Median price	\$2,288,000	Pro	operty Type	Hou	ise		Suburb	Balwyn North
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress 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







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)   5 6 2   Price: \$4,850,000   Method: Sold Before Auction   Date: 06/05/2025   Property Type: House (Res)   Land Size: 661 sqm approx	Agent Comments
3 Alandale Av BALWYN 3103 (REI)   5 5 2   Price: \$4,806,000   Method: Auction Sale   Date: 12/04/2025   Property Type: House (Res)   Land Size: 686 sqm approx	Agent Comments
9 Creswick St DEEPDENE 3103 (REI/VG) 5 4 2 Price: \$4,910,000 Method: Private Sale Date: 25/12/2024 Property Type: House Land Size: 697 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



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