

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 Palmer Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,960,000

Property Type House

Suburb Balwyn

Period - From 29/05/2024

to

28/05/2025

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	2 Aylmer St BALWYN NORTH 3104	\$1,875,000	05/04/2025
2	54 Aylmer St BALWYN NORTH 3104	\$1,832,500	15/03/2025
3	38 Longview Rd BALWYN NORTH 3104	\$1,808,000	07/03/2025

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:

29/05/2025 09:22



 4  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 442 sqm approx

Agent Comments

Comparable Properties



2 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,875,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 713 sqm approx



54 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  1

Price: \$1,832,500

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)



38 Longview Rd BALWYN NORTH 3104 (VG)

Agent Comments

 3  -  -

Price: \$1,808,000

Method: Sale

Date: 07/03/2025

Property Type: House (Res)

Land Size: 630 sqm approx