

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

25 Bevan Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,862,000

Property Type House

Suburb Balwyn

Period - From 14/07/2022

to

13/07/2023

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	65 Winmalee Rd BALWYN 3103	\$3,260,000	10/06/2023
2	12 Yonga Rd BALWYN 3103	\$3,253,000	22/04/2023
3	64 Rochester Rd BALWYN 3103	\$3,120,000	01/04/2023

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:

14/07/2023 11:31

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5 3 2

Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
14/07/2022 - 13/07/2023: \$2,862,000

Comparable Properties



65 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$3,260,000
Method: Auction Sale
Date: 10/06/2023
Property Type: House (Res)
Land Size: 726 sqm approx



12 Yonga Rd BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,253,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House



64 Rochester Rd BALWYN 3103 (REI/VG)

Agent Comments

5 3 1

Price: \$3,120,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 561 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802