

# 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

26 Kalonga Road, 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 \$2,500,000

&

\$2,700,000

### 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	12 Adeney St BALWYN NORTH 3104	\$2,725,000	28/04/2025
2	22 Westminster St BALWYN 3103	\$2,500,000	14/03/2025
3	1a Wellesley St MONT ALBERT 3127	\$2,502,000	13/02/2025

**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:

13/05/2025 16:28



4   
 4   
 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 288 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

Year ending March 2025: \$2,288,000

## Comparable Properties



**12 Adeney St BALWYN NORTH 3104 (REI)**

Agent Comments

4   
 3   
 2

**Price:** \$2,725,000

**Method:** Sold Before Auction

**Date:** 28/04/2025

**Property Type:** House



**22 Westminster St BALWYN 3103 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 14/03/2025

**Property Type:** House (Res)



**1a Wellesley St MONT ALBERT 3127 (REI/VG)**

Agent Comments

4   
 4   
 2

**Price:** \$2,502,000

**Method:** Sold Before Auction

**Date:** 13/02/2025

**Property Type:** House (Res)

**Land Size:** 313 sqm approx

Account - Marshall White | P: 03 9822 9999