

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 Moule Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,456,750

Property Type

Townhouse

Suburb

Balwyn North

Period - From

23/04/2025

to

22/04/2026

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	1/19 Moselle St MONT ALBERT NORTH 3129	\$1,625,000	14/02/2026
2	1/6 Parring Rd BALWYN 3103	\$1,515,000	10/02/2026
3	1/13-15 Lemon Rd BALWYN NORTH 3104	\$1,300,000	08/02/2026

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:

23/04/2026 14:29



3 2 3

Rooms: 5

Property Type: Townhouse

Agent Comments

Mark Read
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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median Townhouse Price

23/04/2025 - 22/04/2026: \$1,456,750

Comparable Properties



1/19 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,625,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Unit

Land Size: 400 sqm approx



1/6 Parring Rd BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,515,000

Method: Private Sale

Date: 10/02/2026

Property Type: House (Res)

Land Size: 235 sqm approx



1/13-15 Lemon Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 08/02/2026

Property Type: Townhouse (Res)

Land Size: 287 sqm approx