

## 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

3/39 YENEDA STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,319,400

Property type

Other

Suburb

Balwyn North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 2A LEMON ROAD BALWYN NORTH VIC 3104          | \$1,830,000 | 29-Nov-25 |
| 1C TYRRELL STREET MONT ALBERT NORTH VIC 3129 | \$1,837,500 | 06-Oct-25 |
| 3/31 KIREEP ROAD BALWYN VIC 3103             | \$1,815,000 | 13-Dec-25 |

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 6 months.~~

This Statement of Information was prepared on: 18 March 2026



**2A LEMON ROAD BALWYN NORTH VIC 3104** Sold Price **\$1,830,000** Sold Date **29-Nov-25**

4 3 2

Distance **0.96km**



**1C TYRRELL STREET MONT ALBERT NORTH VIC 3129** Sold Price **\$1,837,500** Sold Date **06-Oct-25**

3 3 1

Distance **1km**



**3/31 KIREEP ROAD BALWYN VIC 3103** Sold Price <sup>RS</sup> **\$1,815,000** <sup>UN</sup> Sold Date **13-Dec-25**

4 3 2

Distance **1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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