

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

3/40 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$815,250

Property Type

Unit

Suburb

Balwyn

Period - From

01/12/2024

to

30/11/2025

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	3/25 May St DEEPDENE 3103	\$888,000	25/11/2025
2	6/55 Yarrbat Av BALWYN 3103	\$806,800	18/11/2025
3	2/20 Thornton Av SURREY HILLS 3127	\$792,000	08/11/2025

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:

01/12/2025 16:04

3/40 Northcote Avenue, Balwyn Vic 3103

JellisCraig



🛏 2 🛏 1 🚗 2

Rooms: 4

Property Type: Unit

Agent Comments

Mark Read

03 9831 2818

0402 215 841

markread@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

01/12/2024 - 30/11/2025: \$815,250

Comparable Properties



3/25 May St DEEPPDENE 3103 (REI)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$888,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: Unit



6/55 Yarrbat Av BALWYN 3103 (REI)

Agent Comments

🛏 3 🛏 1 🚗 1

Price: \$806,800

Method: Private Sale

Date: 18/11/2025

Property Type: Unit



2/20 Thornton Av SURREY HILLS 3127 (REI)

Agent Comments

🛏 2 🛏 1 🚗 1

Price: \$792,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit

Account - Jellis Craig | P: 98305966



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