

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

3/6 Osburn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,238,000

Property Type House

Suburb Balwyn North

Period - From 01/07/2025

to

30/06/2026

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	1/2 Hartwood St KEW EAST 3102	\$1,730,000	20/06/2026
2	3/56 Maud St BALWYN NORTH 3104	\$1,500,000	07/05/2026
3	3/21 Sutton St BALWYN NORTH 3104	\$1,650,000	06/02/2026

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:

20/07/2026 15:16



Property Type:
Divorce/Estate/Family Transfers
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending June 2026: \$2,238,000

Comparable Properties



1/2 Hartwood St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,730,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)



3/56 Maud St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Unit



3/21 Sutton St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 06/02/2026
Property Type: Townhouse (Single)
Land Size: 285 sqm approx

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