

# 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 Glenthorn Avenue, 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

\$4,850,000

&

\$5,100,000

### Median sale price\*

Median price

\$2,300,000

Property Type

House

Suburb

Balwyn North

Period - From

08/11/2025

to

08/05/2026

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 | 285 Belmore Rd BALWYN NORTH 3104 | \$4,900,001 | 06/03/2026   |
| 2 | 3 Corby St BALWYN NORTH 3104     | \$4,867,000 | 28/02/2026   |
| 3 |                                  |             |              |

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:

12/05/2026 12:38

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn North residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



**Property Type:** House (Res)

**Land Size:** 697 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$4,850,000 - \$5,100,000

**Median House Price \***

08/11/2025 - 08/05/2026: \$2,300,000

\* Agent calculated median based on Balwyn North sales

## Comparable Properties



**285 Belmore Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**



**Price:** \$4,900,001

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** House (Res)

**Land Size:** 936 sqm approx



**3 Corby St BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**



**Price:** \$4,867,000

**Method:** Private Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 676 sqm approx

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.

**Account - Marshall White** | P: 03 9822 9999



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