

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

30 Belgrove Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,650,000 Property Type House Suburb Balwyn

Period - From 21/07/2025 to 20/07/2026 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	19 Metung St BALWYN 3103	\$2,650,000	29/06/2026
2	8 Belgrove Av BALWYN 3103	\$2,665,000	28/03/2026
3	18 Ropley Av BALWYN 3103	\$2,775,000	25/03/2026

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:

21/07/2026 10:15

30 Belgrove Avenue, Balwyn Vic 3103

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au

 5  3  2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

21/07/2025 - 20/07/2026: \$2,650,000



Comparable Properties



19 Metung St BALWYN 3103 (REI)

Agent Comments

 4  2  2

Price: \$2,650,000

Method: Private Sale

Date: 29/06/2026

Property Type: House

Land Size: 673 sqm approx



8 Belgrove Av BALWYN 3103 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,665,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 572 sqm approx



18 Ropley Av BALWYN 3103 (REI)

Agent Comments

 4  2  3

Price: \$2,775,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 641 sqm approx

Account - Jellis Craig | P: 98305966



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