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 Yandilla Street, Balwyn Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,970,000	Pro	operty Type	Hou	ise		Suburb	Balwyn
Period - From	28/02/2023	to	27/02/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	48 Windsor Cr SURREY HILLS 3127	\$2,420,000	13/12/2023
2	10 Trafalgar St MONT ALBERT 3127	\$2,332,000	22/02/2024
3	233 Union Rd SURREY HILLS 3127	\$2,220,000	28/10/2023

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:

28/02/2024 10:46









Property Type: House Land Size: 776 sqm approx Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price 28/02/2023 - 27/02/2024: \$2,970,000

Comparable Properties



48 Windsor Cr SURREY HILLS 3127 (REI)

10 Trafalgar St MONT ALBERT 3127 (REI)

2

2



Price: \$2,420,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 691 sqm approx

Agent Comments

Agent Comments



Price: \$2,332,000 Method: Auction Sale Date: 22/02/2024 Property Type: House (Res) Land Size: 680 sqm approx

3



233 Union Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$2,220,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 853 sqm approx

Account - Jellis Craig | P: 98305966



property data

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