

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,970,000 Property Type House Suburb Balwyn

Period - From 28/02/2023 to 27/02/2024 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	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



4 2 2

**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)**

Agent Comments

4 2 5

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



**10 Trafalgar St MONT ALBERT 3127 (REI)**

Agent Comments

3 2 2

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



**233 Union Rd SURREY HILLS 3127 (REI/VG)**

Agent Comments

5 3 2

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

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