

## 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

32a Nott 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,592,500

Property Type Townhouse

Suburb Balwyn

Period - From 29/05/2025

to

28/05/2026

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 | 50a Tower Rd BALWYN NORTH 3104 | \$1,925,000 | 11/03/2026   |
| 2 |                                |             |              |
| 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:

29/05/2026 13:48

32a Nott Street, Balwyn Vic 3103

JellisCraig



4 2 2

Rooms: 7  
Property Type: House  
Agent Comments

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median Townhouse Price**

29/05/2025 - 28/05/2026: \$1,592,500

## Comparable Properties



50a Tower Rd BALWYN NORTH 3104 (REI/VG)

4 3 2

Agent Comments

**Price:** \$1,925,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 314 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 - Jellis Craig | P: 98305966



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