

# 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

35 Almond Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,650,000

### Median sale price

Median price \$2,305,000

Property Type House

Suburb Balwyn North

Period - From 19/05/2024

to

18/05/2025

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	46 Panoramic Rd BALWYN NORTH 3104	\$2,640,000	20/03/2025
2	29 Bolinda Rd BALWYN NORTH 3104	\$2,560,000	08/03/2025
3	149 Maud St BALWYN NORTH 3104	\$2,702,000	30/11/2024

**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:

19/05/2025 12:14