

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 Walbundry Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 01/04/2025 to 31/03/2026 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	23 Namur St KEW EAST 3102	\$3,035,000	31/03/2026
2	20 Aylmer St BALWYN NORTH 3104	\$2,975,000	21/02/2026
3	19 Inverness Way BALWYN NORTH 3104	\$3,495,000	13/11/2025

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:

30/04/2026 09:48



Property Type: Land
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending March 2026: \$2,300,000

Comparable Properties



23 Namur St KEW EAST 3102 (REI)

Agent Comments



Price: \$3,035,000
Method: Auction Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx



20 Aylmer St BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,975,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 864 sqm approx



19 Inverness Way BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$3,495,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Account - Marshall White | P: 03 9822 9999



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