

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

36 Kawarren Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,860,000

Property Type Vacant land

Suburb Balwyn North

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	93 Greythorn Rd BALWYN NORTH 3104	\$1,650,000	04/05/2026
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 09:23

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Land Price

29/05/2025 - 28/05/2026: \$1,860,000



Property Type: Land
Land Size: 674 sqm approx
Agent Comments

Comparable Properties



93 Greythorn Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 04/05/2026
Property Type: House (Res)
Land Size: 1117 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.