

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

37 Yarrbat Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	47 Metung St BALWYN 3103	\$3,222,000	02/12/2023
2	5 Winmalee Rd BALWYN 3103	\$3,153,000	10/11/2023
3	18 Cremorne St BALWYN 3103	\$3,060,000	13/04/2024

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:

08/05/2024 14:35

37 Yarrbat Avenue, Balwyn Vic 3103



 4  -  0

Rooms: 9
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,245,000
Median House Price
Year ending March 2024: \$3,000,000

Comparable Properties



47 Metung St BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,222,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 740 sqm approx



5 Winmalee Rd BALWYN 3103 (REI/VG)

Agent Comments

 4  4  2

Price: \$3,153,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 419 sqm approx



18 Cremorne St BALWYN 3103 (REI)

Agent Comments

 3  2  2

Price: \$3,060,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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