

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

38 Clifton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,222,500

Property Type House

Suburb Balwyn North

Period - From 31/08/2025

to

30/08/2026

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	17 Mccoll Rd MONT ALBERT NORTH 3129	\$1,930,000	28/08/2026
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:

31/08/2026 10:57



 3  2  2

Property Type: House
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
31/08/2025 - 30/08/2026: \$2,222,500

Comparable Properties



17 Mccoll Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$1,930,000
Method: Sold Before Auction
Date: 28/08/2026
Property Type: House

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.