

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

4/42 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Balwyn

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	24/47 Yerrin St BALWYN 3103	\$570,000	27/05/2026
2	8/48 Weir St BALWYN 3103	\$595,000	04/04/2026
3	3/36 Jurang St BALWYN 3103	\$605,000	13/03/2026

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:

22/06/2026 13:57

4/42 Northcote Avenue, Balwyn Vic 3103

JellisCraig

Jonathon O'Donoghue

03 9810 5000

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Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price

Year ending March 2026: \$850,000



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



24/47 Yerrin St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Sold Before Auction

Date: 27/05/2026

Property Type: Apartment



8/48 Weir St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 04/04/2026

Property Type: Apartment



3/36 Jurang St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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