

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

45a Helston Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,850,000

&

\$2,035,000

Median sale price

Median price

\$2,238,000

Property Type

House

Suburb

Balwyn North

Period - From

01/07/2025

to

30/06/2026

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	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
2	5 Toronto Av DONCASTER 3108	\$1,795,000	30/05/2026
3	10a The Nook BALWYN NORTH 3104	\$1,710,000	07/08/2026

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:

14/09/2026 11:00

Kalana Meewella

(03) 9805 1111

0466 761 711

kmeewella@woodards.com.au

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending June 2026: \$2,238,000



 4  2  2

Property Type: House (Res)

Land Size: 433 sqm approx

Agent Comments

Comparable Properties



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$2,002,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 423 sqm approx



5 Toronto Av DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,795,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)



10a The Nook BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  1

Price: \$1,710,000

Method: Private Sale

Date: 07/08/2026

Property Type: House (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199