

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

49 Hosken Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	125 Maud St BALWYN NORTH 3104	\$2,208,000	06/08/2026
2	15 Houghton St BALWYN NORTH 3104	\$2,100,000	17/07/2026
3	64 Stroud St BALWYN 3103	\$2,300,000	15/05/2026

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:

28/09/2026 16:03

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

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



3 1 2

Property Type: House

Land Size: 737 sqm approx

Agent Comments

Comparable Properties



125 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 1

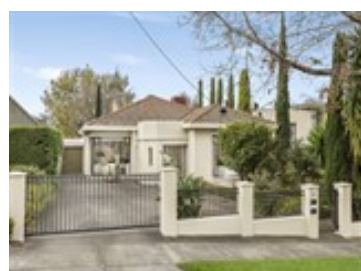
Price: \$2,208,000

Method: Sold Before Auction

Date: 06/08/2026

Property Type: House (Res)

Land Size: 773 sqm approx



15 Houghton St BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 17/07/2026

Property Type: House

Land Size: 701 sqm approx



64 Stroud St BALWYN 3103 (REI)

Agent Comments

3 1 1

Price: \$2,300,000

Method: Sold Before Auction

Date: 15/05/2026

Property Type: House (Res)

Land Size: 661 sqm approx