

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

5 Almond Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,319,400

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2025

to

31/12/2025

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	19 Millicent Av BALWYN NORTH 3104	\$1,960,000	17/03/2026
2	33 Nevada St BALWYN NORTH 3104	\$1,820,000	07/03/2026
3	19 Almond St BALWYN NORTH 3104	\$2,258,000	28/02/2026

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:

25/03/2026 15:32



Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending December 2025: \$2,319,400

Comparable Properties



19 Millicent Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,960,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 780 sqm approx



33 Nevada St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 778 sqm approx



19 Almond St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,258,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 747 sqm approx