

# 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 Alpha Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000

&

\$3,190,000

### Median sale price

Median price \$2,394,444

Property Type House

Suburb Balwyn North

Period - From 01/01/2025

to

31/03/2025

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	57 Tuxen St BALWYN NORTH 3104	\$3,100,000	10/05/2025
2	4 Alpha St BALWYN NORTH 3104	\$3,150,000	15/02/2025
3	49 Ferdinand Av BALWYN NORTH 3104	\$3,050,000	03/12/2024

**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:

12/05/2025 14:13



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**Indicative Selling Price**

\$2,900,000 - \$3,190,000

**Median House Price**

March quarter 2025: \$2,394,444



4 2 2

**Property Type:** House (Res)

**Land Size:** 1043 sqm approx

Agent Comments

## Comparable Properties



**57 Tuxen St BALWYN NORTH 3104 (REI)**

Agent Comments

4 2 4

**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** House

**Land Size:** 1011 sqm approx



**4 Alpha St BALWYN NORTH 3104 (REI)**

Agent Comments

4 2 2

**Price:** \$3,150,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House

**Land Size:** 905 sqm approx



**49 Ferdinand Av BALWYN NORTH 3104 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$3,050,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** House

**Land Size:** 1162 sqm approx

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



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