

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 Ashby Court, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,600,000

&

\$3,960,000

Median sale price

Median price \$2,088,000

Property Type House

Suburb Balwyn North

Period - From 01/04/2026

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	19 Lucifer St BALWYN NORTH 3104	\$3,600,000	26/06/2026
2	7 Sunburst Av BALWYN NORTH 3104	\$3,998,000	04/06/2026
3	14 Morris St BALWYN NORTH 3104	\$3,765,000	21/03/2026

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:

07/08/2026 14:46

**Property Type:** House (Res)**Land Size:** 700 sqm approx

Agent Comments

Indicative Selling Price

\$3,600,000 - \$3,960,000

Median House Price

June quarter 2026: \$2,088,000

Comparable Properties

**19 Lucifer St BALWYN NORTH 3104 (REI)**

Agent Comments

**Price:** \$3,600,000**Method:** Private Sale**Date:** 26/06/2026**Property Type:** House (Res)**Land Size:** 648 sqm approx**7 Sunburst Av BALWYN NORTH 3104 (REI)**

Agent Comments

**Price:** \$3,998,000**Method:** Private Sale**Date:** 04/06/2026**Property Type:** House (Res)**Land Size:** 675 sqm approx**14 Morris St BALWYN NORTH 3104 (REI/VG)**

Agent Comments

**Price:** \$3,765,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 640 sqm approx

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