

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 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$3,000,000

&

\$3,300,000

Median sale price

Median price

\$2,355,000

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2025

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	20 Gardenia Rd BALWYN NORTH 3104	\$3,251,000	01/12/2025
2	13 Fintonia St BALWYN NORTH 3104	\$3,180,000	29/11/2025
3	7 Madden St BALWYN NORTH 3104	\$3,050,000	22/11/2025

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:

18/03/2026 11:26



 5  4  3

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



20 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,251,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 664 sqm approx



13 Fintonia St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,180,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 752 sqm approx



7 Madden St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  4

Price: \$3,050,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 961 sqm approx