

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

54 Birdwood Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$3,000,000 Property Type House Suburb Balwyn

Period - From 01/04/2023 to 31/03/2024 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	30 Yandilla St BALWYN 3103	\$2,420,000	06/06/2024
2	9 Abercrombie St DEEPDENE 3103	\$2,605,000	16/03/2024
3	2 Birdwood St BALWYN 3103	\$2,350,000	08/06/2024

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:

21/06/2024 13:55



 3
  1
  2

Property Type: House (Res)

Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending March 2024: \$3,000,000

Comparable Properties

30 Yandilla St BALWYN 3103 (REI)

Agent Comments

 4
  2
  2

Price: \$2,420,000

Method:

Date: 06/06/2024

Property Type: House



9 Abercrombie St DEEPDENE 3103 (REI)

Agent Comments

 3
  1
  2

Price: \$2,605,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 645 sqm approx



2 Birdwood St BALWYN 3103 (REI)

Agent Comments

 3
  1
  2

Price: \$2,350,000

Method: Private Sale

Date: 08/06/2024

Property Type: House

Account - VICPROP