#### 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	58 Monash Avenue, Balwyn Vic 3103
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$5,900,000	&	\$6,380,000
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#### Median sale price

Median price	\$3,000,000	Pro	perty Type	House		Suburb	Balwyn
Period - From	06/06/2024	to	05/06/2025		Source	Property	/ Data

#### 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

Add	dress of comparable property	Price	Date of sale
1	36 Stanley Gr CANTERBURY 3126	\$6,176,000	17/05/2025
2	14 Boston Rd BALWYN 3103	\$5,868,000	04/04/2025
3	21 Palmer Av BALWYN 3103	\$5,850,000	04/04/2025

#### OR

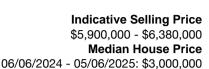
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/06/2025 01:40



# RT Edgar

Ante Xu 0452 665 864 axu@rtedgar.com.au







Property Type: House (Res) Land Size: 730 sqm approx **Agent Comments** 

# Comparable Properties



36 Stanley Gr CANTERBURY 3126 (REI)





Price: \$6,176,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 858 sqm approx

**Agent Comments** 



14 Boston Rd BALWYN 3103 (REI)







Price: \$5,868,000 Method: Auction Sale Date: 04/04/2025

Property Type: House (Res)

Agent Comments



21 Palmer Av BALWYN 3103 (REI)





Price: \$5,850,000 Method: Private Sale Date: 04/04/2025 Property Type: House

Land Size: 975 sqm approx

**Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



