

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

58 Monash Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$5,900,000

&

\$6,380,000

Median sale price

Median price \$3,000,000

Property 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	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 comparable properties 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



4 2 2

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

Indicative Selling Price
\$5,900,000 - \$6,380,000
Median House Price
06/06/2024 - 05/06/2025: \$3,000,000

Comparable Properties



36 Stanley Gr CANTERBURY 3126 (REI)

Agent Comments

5 4 2

Price: \$6,176,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 858 sqm approx



14 Boston Rd BALWYN 3103 (REI)

Agent Comments

4 3 6

Price: \$5,868,000
Method: Auction Sale
Date: 04/04/2025
Property Type: House (Res)



21 Palmer Av BALWYN 3103 (REI)

Agent Comments

5 4 4

Price: \$5,850,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 975 sqm approx