

# 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

63 Monash Avenue, Balwyn Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,775,000 Property Type House Suburb Balwyn

Period - From 01/01/2026 to 31/03/2026 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	64 Stroud St BALWYN 3103	\$2,300,000	15/05/2026
2	20 Hood St BALWYN NORTH 3104	\$2,350,000	09/05/2026
3	5 Almond St BALWYN NORTH 3104	\$2,110,000	02/05/2026

**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:

15/05/2026 14:21



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 610 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 March quarter 2026: \$2,775,000

## Comparable Properties



**64 Stroud St BALWYN 3103 (REI)**

Agent Comments

 3   
  1   
  1

**Price:** \$2,300,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2026  
**Property Type:** House  
**Land Size:** 661 sqm approx



**20 Hood St BALWYN NORTH 3104 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$2,350,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx



**5 Almond St BALWYN NORTH 3104 (REI)**

Agent Comments

 4   
  3   
  3

**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House (Res)  
**Land Size:** 622 sqm approx

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