

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

6a Landen Avenue, Balwyn North VIC 3104

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Balwyn North

Period - From

01/10/2024

to

30/03/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
10 Winfield Rd, Balwyn North Vic	\$1,880,000	15/03/2025
2/1 Grosvenor Pde, Balwyn Vic	\$1,830,000	07/12/2024

This Statement of Information was prepared on:

01/04/2025

6a Landen Avenue, Balwyn North VIC 3104



 4  3  3

Property Type: House

Davide Lettieri

0388624982

0414 018 707

davide.lettieri@marshallwhite.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2025: \$2,305,000

Comparable Properties



10 Winfield Rd, Balwyn North Vic

 4  2  2

Price: \$1,880,000

Method: Sold Before Auction

Date: 15/03/2025

Property Type: House

Land Size: 427.97 sqm approx

2/1 Grosvenor Pde, Balwyn Vic

 3  

Price: \$1,830,000

Method: Sale

Date: 07/12/2024

Property Type: House

Land Size: 433 sqm approx

Account - Marshall White - Hawthorn | P: 98229999