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 betweer	\$1,800,000	&	\$1,980,0	000			
Median sale price							
Median price	\$2,305,000	Property Type	House	Suburb Balwyn North			
Period - From	01/10/2024	to 30/03/202	5 So	purce 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







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

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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

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Price: \$1,830,000 Method: Sale Date: 07/12/2024 Property Type: House Land Size: 433 sqm approx

Account - Marshall White - Hawthorn | P: 98229999



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