#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

7 Tudor Court, Balwyn North Vic 3104
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#### Indicative selling price

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

Range between \$1,800,000	&	\$1,950,000
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#### Median sale price

Median price	\$2,394,444	Pro	perty Type	House		Suburb	Balwyn North
Period - From	01/01/2025	to	31/03/2025		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	446 Balwyn Rd BALWYN NORTH 3104	\$2,000,000	03/05/2025
2	10a KENNY St BALWYN NORTH 3104	\$2,025,000	23/04/2025
3	10 Winfield Rd BALWYN NORTH 3104	\$1,880,000	15/03/2025

#### 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:	15/05/2025 07:05





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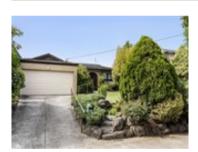
Indicative Selling Price \$1,800,000 - \$1,950,000 Median House Price March quarter 2025: \$2,394,444



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Property Type: House Land Size: 638 sqm approx Agent Comments

## Comparable Properties



446 Balwyn Rd BALWYN NORTH 3104 (REI)

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Price: \$2,000,000 Method: Auction Sale Date: 03/05/2025

**Property Type:** House (Res) **Land Size:** 613 sqm approx

Agent Comments



10a KENNY St BALWYN NORTH 3104 (REI)

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Price: \$2,025,000

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**Agent Comments** 

Method: Private Sale Date: 23/04/2025 Property Type: House

Property Type: House (Res) Land Size: 548 sqm approx

10 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Price: \$1,880,000
Method: Sold Before Auction

**Date:** 15/03/2025

**Property Type:** House (Res) **Land Size:** 427.97 sqm approx

Agent Comments



Account - Jellis Craig | P: (03) 9908 5700



