

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

7 Tudor Court, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$2,394,444

Property 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

7 Tudor Court, Balwyn North Vic 3104

**Jellis
Craig**

Stephen Le Get

9908 5700

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stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

March quarter 2025: \$2,394,444



4 2 1

Property Type: House

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



446 Balwyn Rd BALWYN NORTH 3104 (REI)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 613 sqm approx



10a KENNY St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,025,000

Method: Private Sale

Date: 23/04/2025

Property Type: House (Res)

Land Size: 548 sqm approx



10 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$1,880,000

Method: Sold Before Auction

Date: 15/03/2025

Property Type: House (Res)

Land Size: 427.97 sqm approx

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



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