

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

76 Almond Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,810,000 & \$1,990,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

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	25 Nevada St BALWYN NORTH 3104	\$1,950,000	26/03/2026
2	19 Millicent Av BALWYN NORTH 3104	\$1,960,000	17/03/2026
3	350-352 Doncaster Rd BALWYN NORTH 3104	\$1,910,000	16/02/2026

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:

04/05/2026 11:22



Property Type:
Agent Comments

Indicative Selling Price
\$1,810,000 - \$1,990,000
Median House Price
March quarter 2026: \$2,300,000

Comparable Properties



25 Nevada St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,950,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 705 sqm approx



19 Millicent Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,960,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 780 sqm approx



350-352 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,910,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1014 sqm approx

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