

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

8 KALENO VIEW BALWYN VIC 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,350,000

&

\$2,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,668,000

Property type

House

Suburb

Balwyn

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

64 STROUD STREET BALWYN VIC 3103	\$2,300,000	11-May-26

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 6 months.

This Statement of Information was prepared on: 17 August 2026



64 STROUD STREET BALWYN VIC 3103 Sold Price **\$2,300,000** Sold Date **11-May-26**

 3  1  1 Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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