

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

9 Sevenoaks Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$6,950,000

&

\$7,350,000

Median sale price

Median price \$2,698,000

Property Type House

Suburb Balwyn

Period - From 31/08/2025

to

30/08/2026

Source Property Data

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	30 Leonard St DEEPDENE 3103	\$6,600,000	03/07/2026
2	27 Tuxen St BALWYN NORTH 3104	\$6,480,000	21/05/2026
3	15 Grey St BALWYN 3103	\$6,400,000	13/03/2026

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:

31/08/2026 19:02



5 5 4

Property Type: House
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
\$6,950,000 - \$7,350,000
Median House Price
31/08/2025 - 30/08/2026: \$2,698,000

Comparable Properties



30 Leonard St DEEPDENE 3103 (REI/VG)

Agent Comments

5 6 4

Price: \$6,600,000
Method: Private Sale
Date: 03/07/2026
Property Type: House
Land Size: 737 sqm approx



27 Tuxen St BALWYN NORTH 3104 (REI/VG)

Agent Comments

6 6 4

Price: \$6,480,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)
Land Size: 920 sqm approx



15 Grey St BALWYN 3103 (REI)

Agent Comments

6 7 8

Price: \$6,400,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 766 sqm approx