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	31 Macedon Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,850,000 & $2,035,000

Median sale price

Median price $2,321,500 Property Type House Suburb Balwyn North

Period - From 04/02/2024 to 03/02/2025 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	12 Corby St BALWYN NORTH 3104	$2,085,000	18/12/2024
2	86 Longview Rd BALWYN NORTH 3104	$2,030,000	27/11/2024
3	112 Mountain View Rd BALWYN NORTH 3104	$1,850,000	05/09/2024

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: 04/02/2025 16:20

McGrath



5 2 3

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $2,035,000
Median House Price
04/02/2024 - 03/02/2025: $2,321,500

Comparable Properties



12 Corby St BALWYN NORTH 3104 (REI)

3 2 1

Price: $2,085,000
Method: Private Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



86 Longview Rd BALWYN NORTH 3104 (REI)

3 1 1

Price: $2,030,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 873 sqm approx

Agent Comments



112 Mountain View Rd BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $1,850,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 731 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802

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