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	2/32 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

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

Single price $2,100,000

Median sale price

Median price $1,404,444 Property Type Townhouse Suburb Balwyn

Period - From 19/09/2024 to 18/09/2025 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	1/5 Barton St SURREY HILLS 3127	$2,025,000	06/09/2025
2	5a Toronto Av DONCASTER 3108	$1,990,000	26/08/2025
3	2/4 Bruce St BALWYN 3103	$2,020,000	05/06/2025

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: 19/09/2025 12:31

2/32 Relowe Crescent, Balwyn Vic 3103

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Property Type:
Agent Comments

Indicative Selling Price
$2,100,000
Median Townhouse Price
19/09/2024 - 18/09/2025: $1,404,444

Comparable Properties



1/5 Barton St SURREY HILLS 3127 (REI)

4 4 2

Price: $2,025,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 319 sqm approx

Agent Comments



5a Toronto Av DONCASTER 3108 (REI)

4 3 2

Price: $1,990,000
Method: Private Sale
Date: 26/08/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

Agent Comments



2/4 Bruce St BALWYN 3103 (REI)

4 3 2

Price: $2,020,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 98305966

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