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	127 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price $2,180,000 Property Type House Suburb Balwyn North

Period - From 01/04/2025 to 30/06/2025 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	16 Ajana St BALWYN NORTH 3104	$2,210,000	24/05/2025
2	51 Tannock St BALWYN NORTH 3104	$2,101,000	17/05/2025
3	7 Barbara St MONT ALBERT NORTH 3129	$2,077,000	10/05/2025

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: 23/08/2025 16:16

127 Greythorn Road, Balwyn North Vic 3104

JellisCraig

Bridget Perry
9810 5000
0459 440 054
BridgetPerry@jelliscraig.com.au

Indicative Selling Price
$2,250,000
Median House Price
June quarter 2025: $2,180,000



5 3 3

Property Type: House
Land Size: 691 sqm approx

Agent Comments

Comparable Properties



16 Ajana St BALWYN NORTH 3104 (REI)

4 3 3

Price: $2,210,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 951 sqm approx

Agent Comments



51 Tannock St BALWYN NORTH 3104 (REI)

4 1 3

Price: $2,101,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 622 sqm approx

Agent Comments



7 Barbara St MONT ALBERT NORTH 3129 (REI/VG)

4 2 2

Price: $2,077,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

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