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	14 Elliott Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $5,990,000 & $6,580,000

Median sale price

Median price $3,091,000 Property Type House Suburb Balwyn

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	27 Lansdown St BALWYN NORTH 3104	$6,327,000	22/08/2025
2	36 Stanley Gr CANTERBURY 3126	$6,176,000	17/05/2025
3	5 May St DEEPDENE 3103	$7,000,000	11/04/2025

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: 10/09/2025 16:02

14 Elliott Avenue, Balwyn Vic 3103

JellisCraig



5 6 3

Property Type: House
Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price
$5,990,000 - $6,580,000
Median House Price
June quarter 2025: $3,091,000

Comparable Properties



27 Lansdown St BALWYN NORTH 3104 (REI)

5 6 4

Price: $6,327,000
Method: Private Sale
Date: 22/08/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



36 Stanley Gr CANTERBURY 3126 (REI)

5 4 2

Price: $6,176,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



5 May St DEEPDENE 3103 (VG)

5 - -

Price: $7,000,000
Method: Sale
Date: 11/04/2025
Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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