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	38 Reading Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $6,500,000 & $6,800,000

Median sale price

Median price $2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 to 31/12/2025 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	17 Ellen St BALWYN 3103	$6,700,000	20/10/2025
2			
3			

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: 18/03/2026 15:51

38 Reading Avenue, Balwyn North Vic 3104



6 7 5

Property Type: House
Land Size: 924 sqm approx

Agent Comments

Indicative Selling Price
$6,500,000 - $6,800,000
Median House Price
December quarter 2025: $2,355,000

Comparable Properties



17 Ellen St BALWYN 3103 (REI/VG)

6 6 4

Price: $6,700,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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