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	4 Rowallan Court, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,595,000

Median sale price

Median price $2,300,000 Property Type House Suburb Balwyn North

Period - From 05/03/2025 to 04/03/2026 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	17 Acheron St DONCASTER 3108	$1,572,000	22/11/2025
2	7 Kefford Ct MONT ALBERT NORTH 3129	$1,590,000	06/11/2025
3	14 Moselle St MONT ALBERT NORTH 3129	$1,620,000	18/10/2025

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: 05/03/2026 14:31

4 Rowallan Court, Balwyn North Vic 3104

JellisCraig



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
05/03/2025 - 04/03/2026: $2,300,000

Comparable Properties



17 Acheron St DONCASTER 3108 (REI)

4 2 2

Price: $1,572,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments



7 Kefford Ct MONT ALBERT NORTH 3129 (REI/VG)

3 2 1

Price: $1,590,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 767 sqm approx

Agent Comments



14 Moselle St MONT ALBERT NORTH 3129 (REI/VG)

3 1 2

Price: $1,620,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 532 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

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