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	20 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,600,000 & $2,860,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 23/12/2024 to 22/12/2025 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	22 Cascade St BALWYN NORTH 3104	$2,600,000	13/09/2025
2	11 Arden Ct KEW EAST 3102	$2,700,000	06/09/2025
3	37 Bolinda Rd BALWYN NORTH 3104	$2,870,000	23/09/2025

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: 23/12/2025 09:14

20 Aylmer Street, Balwyn North Vic 3104

JellisCraig



5 2 2

Property Type:
Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
23/12/2024 - 22/12/2025: $2,350,000

Comparable Properties



22 Cascade St BALWYN NORTH 3104 (REI/VG)

5 2 2

Price: $2,600,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



11 Arden Ct KEW EAST 3102 (REI)

4 2 3

Price: $2,700,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



37 Bolinda Rd BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,870,000
Method: Private Sale
Date: 23/09/2025
Property Type: House
Land Size: 778 sqm approx

Agent Comments

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

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