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	2/38 Kenny Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,115,000 Property Type Unit Suburb Balwyn North

Period - From 16/03/2025 to 15/03/2026 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	2/31 Northcote Av BALWYN 3103	$1,330,000	21/11/2025
2	1/30 Cremorne St BALWYN 3103	$1,420,000	27/10/2025
3	3/54 Belgravia Av MONT ALBERT NORTH 3129	$1,400,000	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: 16/03/2026 13:41

2/38 Kenny Street, Balwyn North Vic 3104



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median Unit Price
16/03/2025 - 15/03/2026: $1,115,000

Comparable Properties



2/31 Northcote Av BALWYN 3103 (REI/VG)

3 2 2

Price: $1,330,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Unit
Land Size: 209 sqm approx

Agent Comments



1/30 Cremorne St BALWYN 3103 (REI/VG)

3 1 2

Price: $1,420,000
Method: Private Sale
Date: 27/10/2025
Property Type: Unit
Land Size: 230 sqm approx

Agent Comments



3/54 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Unit
Land Size: 307 sqm approx

Agent Comments

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899

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