Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	22 DIGHT AVENUE, BALWYN NORTH, VIC 3104

Indicative selling price

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

Single Price:	$2,760,000

Median sale price

Median price	$2,440,000	Property type	House	Suburb	BALWYN NORTH
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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
39 TANNOCK ST, BALWYN NORTH, VIC 3104	$2,680,000	29/11/2025
18 MORRIS ST, BALWYN NORTH, VIC 3104	$2,650,000	22/11/2025
12 UPLANDS RD, BALWYN NORTH, VIC 3104	$2,750,000	01/11/2025

This Statement of Information was prepared on: 18/03/2026