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	32 Moody Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,800,000

Median sale price

Median price $2,319,400 Property Type House Suburb Balwyn North

Period - From 01/01/2025 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	18 Ropley Av BALWYN 3103	$2,775,000	25/03/2026
2	32 Kyora Pde BALWYN NORTH 3104	$2,925,000	17/11/2025
3	5 Cascade St BALWYN NORTH 3104	$2,828,000	22/10/2025

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: 30/03/2026 12:36

32 Moody Street, Balwyn North Vic 3104

JellisCraig



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,800,000
Median House Price
Year ending December 2025: $2,319,400

Comparable Properties



18 Ropley Av BALWYN 3103 (REI)

4 2 3

Price: $2,775,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 641 sqm approx

Agent Comments



32 Kyora Pde BALWYN NORTH 3104 (REI/VG)

5 3 2

Price: $2,925,000
Method: Private Sale
Date: 17/11/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments



5 Cascade St BALWYN NORTH 3104 (REI/VG)

6 4 4

Price: $2,828,000
Method: Private Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE

propertydata.com.au

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