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	24 Sunburst Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,450,000

Median sale price

Median price $2,325,000 Property Type House Suburb Balwyn North

Period - From 28/03/2025 to 27/03/2026 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	39 Tannock St BALWYN NORTH 3104	$2,680,000	29/11/2025
2	8 Moody St BALWYN NORTH 3104	$2,465,000	28/11/2025
3	81 Bulleen Rd BALWYN NORTH 3104	$2,510,000	19/11/2025

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: 28/03/2026 16:21

24 Sunburst Avenue, Balwyn North Vic 3104



4 3 3

Property Type: House
Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000
Median House Price
28/03/2025 - 27/03/2026: $2,325,000

Comparable Properties



39 Tannock St BALWYN NORTH 3104 (REI/VG)

4 3 3

Price: $2,680,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 740 sqm approx

Agent Comments



8 Moody St BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $2,465,000
Method: Private Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



81 Bulleen Rd BALWYN NORTH 3104 (REI/VG)

4 4 2

Price: $2,510,000
Method: Private Sale
Date: 19/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Heavyside

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