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	3/40 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $831,500 Property Type Unit Suburb Balwyn

Period - From 17/03/2025 to 16/03/2026 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	3/25 May St DEEPDENE 3103	$888,000	25/11/2025
2	6/55 Yarrbat Av BALWYN 3103	$806,800	18/11/2025
3	2/20 Thornton Av SURREY HILLS 3127	$792,000	08/11/2025

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: 17/03/2026 11:24

3/40 Northcote Avenue, Balwyn Vic 3103

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2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
17/03/2025 - 16/03/2026: $831,500

Comparable Properties



3/25 May St DEEPDENE 3103 (REI/VG)

2 1 1

Price: $888,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Unit

Agent Comments



6/55 Yarrbat Av BALWYN 3103 (REI/VG)

3 1 1

Price: $806,800
Method: Private Sale
Date: 18/11/2025
Property Type: Unit

Agent Comments



2/20 Thornton Av SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $792,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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