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	5 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,380,000

Median sale price

Median price $2,258,000 Property Type House Suburb Balwyn North

Period - From 27/07/2025 to 26/07/2026 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	10 Reading Av BALWYN NORTH 3104	$2,480,000	14/03/2026
2	23 Clayton Rd BALWYN 3103	$2,424,000	28/03/2026
3	11 Inglisby Rd MONT ALBERT 3127	$2,400,000	12/05/2026

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: 27/07/2026 11:31

5 Wild Life Parade, Balwyn North Vic 3104

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



5 4 3

Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$2,380,000
Median House Price
27/07/2025 - 26/07/2026: $2,258,000

Comparable Properties



10 Reading Av BALWYN NORTH 3104 (REI/VG)

4 3 3

Price: $2,480,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 842 sqm approx

Agent Comments



23 Clayton Rd BALWYN 3103 (REI/VG)

4 2 1

Price: $2,424,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments



11 Inglisby Rd MONT ALBERT 3127 (REI)

5 2 2

Price: $2,400,000
Method: Private Sale
Date: 12/05/2026
Property Type: House
Land Size: 728 sqm approx

Agent Comments

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