

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 30 Belgrove Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Balwyn

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	8 Belgrove Av BALWYN 3103	\$2,665,000	28/03/2026
2	18 Ropley Av BALWYN 3103	\$2,775,000	25/03/2026
3	4 Clayton Rd BALWYN 3103	\$2,770,000	14/03/2026

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: 01/04/2026 16:52



Property Type: House (Res)
Land Size: 696 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,700,000 - \$2,970,000
Median House Price
 Year ending December 2025: \$2,860,000

Comparable Properties



8 Belgrove Av BALWYN 3103 (REI)

Agent Comments



Price: \$2,665,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 572 sqm approx



18 Ropley Av BALWYN 3103 (REI)

Agent Comments



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



4 Clayton Rd BALWYN 3103 (REI)

Agent Comments



Price: \$2,770,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 777 sqm approx

Account - Jellis Craig | P: 98305966



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