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	75 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $5,100,000 & $5,300,000

Median sale price

Median price $2,267,500 Property Type House Suburb Balwyn North

Period - From 01/01/2023 to 31/03/2023 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	41 Hosken St BALWYN NORTH 3104	$5,320,000	26/03/2023
2	36 Tuxen St BALWYN NORTH 3104	$5,225,000	17/12/2022
3	1 Norbert St BALWYN 3103	$5,080,000	06/04/2023

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: 02/05/2023 14:08

75 Aylmer Street, Balwyn North Vic 3104



5 5 3

Rooms: 69
Property Type: House (Res)
Land Size: 960 sqm approx

Agent Comments

Indicative Selling Price
$5,100,000 - $5,300,000
Median House Price
March quarter 2023: $2,267,500

Comparable Properties



41 Hosken St BALWYN NORTH 3104 (REI)

5 4 3

Price: $5,320,000
Method: Private Sale
Date: 26/03/2023
Property Type: House
Land Size: 1139 sqm approx

Agent Comments

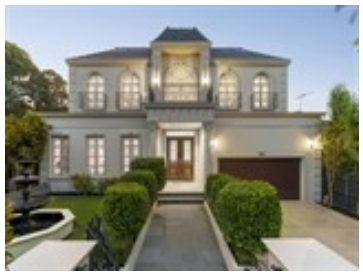


36 Tuxen St BALWYN NORTH 3104 (VG)

5 - -

Price: $5,225,000
Method: Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 1003 sqm approx

Agent Comments



1 Norbert St BALWYN 3103 (REI)

5 5 2

Price: $5,080,000
Method: Expression of Interest
Date: 06/04/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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