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	26 Macedon Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,380,000 Property Type House Suburb Balwyn North

Period - From 02/04/2023 to 01/04/2024 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	32 Corby St BALWYN NORTH 3104	$2,000,000	03/12/2023
2	13 Corby St BALWYN NORTH 3104	$2,020,000	20/11/2023
3	34 Cityview Rd BALWYN NORTH 3104	$2,085,000	24/02/2024

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: 02/04/2024 17:47

26 Macedon Avenue, Balwyn North Vic 3104



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Property Type: House
Land Size: 644.304 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
02/04/2023 - 01/04/2024: $2,380,000

Comparable Properties



32 Corby St BALWYN NORTH 3104 (VG)

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Agent Comments

Price: $2,000,000
Method: Sale
Date: 03/12/2023
Property Type: House (Res)
Land Size: 661 sqm approx



13 Corby St BALWYN NORTH 3104 (REI/VG)

3 - -

Agent Comments

Price: $2,020,000
Method: Sold Before Auction
Date: 20/11/2023
Property Type: Land (Res)
Land Size: 676 sqm approx



34 Cityview Rd BALWYN NORTH 3104 (REI)

4 2 2

Agent Comments

Price: $2,085,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 657 sqm approx

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

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