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 Fitzgerald Street, Balwyn Vic 3103

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,985,000 Property Type House Suburb Balwyn

Period - From 15/05/2023 to 14/05/2024 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	211 Union Rd SURREY HILLS 3127	$2,020,000	27/03/2024
2	312 Union Rd BALWYN 3103	$2,205,000	09/12/2023
3	18 Porter Rd BALWYN 3103	$2,400,000	28/02/2024

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: 15/05/2024 12:43

5 Fitzgerald Street, Balwyn Vic 3103



4 3 2

Rooms: 8
Property Type: House
Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
15/05/2023 - 14/05/2024: $2,985,000

Comparable Properties



211 Union Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $2,020,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 753 sqm approx

Agent Comments



312 Union Rd BALWYN 3103 (REI)

4 2 2

Price: $2,205,000
Method: Private Sale
Date: 09/12/2023
Property Type: House

Agent Comments



18 Porter Rd BALWYN 3103 (REI/VG)

4 1 2

Price: $2,400,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

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

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