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	1/8 Maylands Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $798,500 Property Type Unit Suburb Balwyn North

Period - From 24/09/2023 to 23/09/2024 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	5/1245 Burke Rd KEW 3101	$780,000	15/07/2024
2	3/26 Windella Av KEW EAST 3102	$740,000	17/08/2024
3	2/58 Adeney Av KEW 3101	$703,000	21/09/2024

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: 24/09/2024 10:05

1/8 Maylands Avenue, Balwyn North Vic 3104



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
24/09/2023 - 23/09/2024: $798,500

Comparable Properties



5/1245 Burke Rd KEW 3101 (REI/VG)

2 2 2

Price: $780,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

Agent Comments



3/26 Windella Av KEW EAST 3102 (REI)

2 1 1

Price: $740,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments



2/58 Adeney Av KEW 3101 (REI)

2 1 1

Price: $703,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments

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

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