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	19 Kenilworth Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $2,891,500 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 30/09/2024 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	62 Clifton St BALWYN NORTH 3104	$1,820,000	21/09/2024
2	571 Whitehorse Rd SURREY HILLS 3127	$1,788,000	12/09/2024
3	231 Union Rd SURREY HILLS 3127	$1,785,000	09/07/2024

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: 21/10/2024 11:26



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending September 2024: $2,891,500

Comparable Properties



62 Clifton St BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



571 Whitehorse Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,788,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



231 Union Rd SURREY HILLS 3127 (REI/VG)

4 2 2

Price: $1,785,000
Method: Sold Before Auction
Date: 09/07/2024
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

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

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