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	1a Grosvenor Parade, Balwyn Vic 3103

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,860,000 Property Type House Suburb Balwyn

Period - From 12/11/2023 to 11/11/2024 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	12 Threadneedle St BALWYN 3103	$1,852,000	27/07/2024
2	2A Clayton Rd BALWYN 3103	$1,769,000	27/07/2024
3	1/37 Aylmer St BALWYN NORTH 3104	$1,750,000	27/07/2024

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: 12/11/2024 14:32

1a Grosvenor Parade, Balwyn Vic 3103



3 2 2

Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
12/11/2023 - 11/11/2024: $2,860,000

Comparable Properties



12 Threadneedle St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,852,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 792 sqm approx

Agent Comments



2A Clayton Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,769,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments



1/37 Aylmer St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,750,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

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

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