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	1/279 Balwyn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,115,944 Property Type Unit Suburb Balwyn North

Period - From 01/07/2024 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	2/47 Monash Av BALWYN 3103	$1,000,000	02/10/2024
2	2/25 Albury Rd BALWYN NORTH 3104	$1,080,000	19/10/2024
3	1/43 Sutton St BALWYN NORTH 3104	$1,300,000	17/08/2024

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: 19/11/2024 14:03

1/279 Balwyn Road, Balwyn North Vic 3104



3 1 1

Rooms: 6
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2024: $1,115,944

Comparable Properties



2/47 Monash Av BALWYN 3103 (REI/VG)

2 1 1

Price: $1,000,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: Unit
Land Size: 174 sqm approx

Agent Comments



2/25 Albury Rd BALWYN NORTH 3104 (REI)

2 1 2

Price: $1,080,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit

Agent Comments



1/43 Sutton St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments

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

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