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	48 Relowe Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,700,000 Property Type Vacant land Suburb Balwyn

Period - From 03/03/2024 to 02/03/2025 Source Property Data

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	234 Doncaster Rd BALWYN NORTH 3104	$2,030,000	17/11/2024
2	7 Beatty St MONT ALBERT 3127	$2,550,000	24/10/2024
3	296 Union Rd BALWYN 3103	$2,288,000	17/09/2024

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: 03/03/2025 12:52

48 Relowe Crescent, Balwyn Vic 3103

Toby Parker
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4 1 3

Property Type: House
Land Size: 1243 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median Land Price
03/03/2024 - 02/03/2025: $2,700,000

Comparable Properties



234 Doncaster Rd BALWYN NORTH 3104 (REI)

6 3 2

Price: $2,030,000
Method: Private Sale
Date: 17/11/2024
Property Type: House
Land Size: 1010 sqm approx

Agent Comments



7 Beatty St MONT ALBERT 3127 (REI)

4 2 2

Price: $2,550,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 1320 sqm approx

Agent Comments



296 Union Rd BALWYN 3103 (REI/VG)

4 2 2

Price: $2,288,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 996 sqm approx

Agent Comments

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