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	3 Duggan Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $3,000,000 & $3,200,000

Median sale price

Median price $2,325,000 Property Type House Suburb Balwyn North

Period - From 19/02/2024 to 18/02/2025 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	4 Alpha St BALWYN NORTH 3104	$3,150,000	15/02/2025
2	299 Balwyn Rd BALWYN NORTH 3104	$3,335,000	17/11/2024
3	14 Ellsa St BALWYN NORTH 3104	$3,100,000	24/10/2024

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: 19/02/2025 11:39

3 Duggan Street, Balwyn North Vic 3104



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,200,000
Median House Price
19/02/2024 - 18/02/2025: $2,325,000

Comparable Properties



4 Alpha St BALWYN NORTH 3104 (REI)

4 2 2

Price: $3,150,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House
Land Size: 905 sqm approx

Agent Comments



299 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

5 3 4

Price: $3,335,000
Method: Auction Sale
Date: 17/11/2024
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



14 Ellsa St BALWYN NORTH 3104 (REI/VG)

4 1 2

Price: $3,100,000
Method: Auction Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 1027 sqm approx

Agent Comments

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

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