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<br>Including suburb and postcode | 7a Millah Road, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $3,000,000 & $3,300,000

## Median sale price

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

Period - From 27/01/2024 to 26/01/2025 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 | 47 Mangarra Rd CANTERBURY 3126 | $3,140,800 | 09/11/2024 |
| 2 | 77 Mont Albert Rd CANTERBURY 3126 | $3,300,000 | 08/12/2024 |
| 3 | 5 Elliott Av BALWYN 3103 | $3,400,000 | 23/10/2024 |

**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: 27/01/2025 18:30

# 7a Millah Road, Balwyn Vic 3103




**Property Type:**
Agent Comments

**Indicative Selling Price**
$3,000,000 - $3,300,000
**Median House Price**
27/01/2024 - 26/01/2025: $2,860,000

## Comparable Properties



**47 Mangarra Rd CANTERBURY 3126 (VG)**
6 - -

**Price:** $3,140,800
**Method:** Sale
**Date:** 09/11/2024
**Property Type:** House (Res)
**Land Size:** 698 sqm approx

Agent Comments



**77 Mont Albert Rd CANTERBURY 3126 (REI)**
4 3 2

**Price:** $3,300,000
**Method:** Private Sale
**Date:** 08/12/2024
**Property Type:** House
**Land Size:** 757 sqm approx

Agent Comments




**5 Elliott Av BALWYN 3103 (REI)**
4 2 -

**Price:** $3,400,000
**Method:** Private Sale
**Date:** 23/10/2024
**Property Type:** House
**Land Size:** 711 sqm approx

Agent Comments

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

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