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	1/31 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $1,600,000

Median sale price

Median price $1,600,000 Property Type Townhouse Suburb Balwyn

Period - From 12/12/2023 to 11/12/2024 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	3/11 Norfolk Rd SURREY HILLS 3127	$1,605,000	12/10/2024
2	1/126 Winmalee Rd BALWYN 3103	$1,585,000	05/10/2024
3	4/3-5 Conway Cr BALWYN 3103	$1,601,000	24/08/2024

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: 12/12/2024 09:47

1/31 Northcote Avenue, Balwyn Vic 3103



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000
Median Townhouse Price
12/12/2023 - 11/12/2024: $1,600,000

Comparable Properties



3/11 Norfolk Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,605,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments



1/126 Winmalee Rd BALWYN 3103 (REI)

3 2 2

Price: $1,585,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 238 sqm approx

Agent Comments



4/3-5 Conway Cr BALWYN 3103 (REI)

3 2 2

Price: $1,601,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments

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

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