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	33 Ellsa Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,700,000

Median sale price

Median price $2,320,000 Property Type House Suburb Balwyn North

Period - From 25/05/2025 to 24/05/2026 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 Alpha St BALWYN NORTH 3104	$2,825,000	02/05/2026
2	14 Wynyard Cr BALWYN NORTH 3104	$2,805,000	15/03/2026
3	22 Hosken St BALWYN NORTH 3104	$2,860,000	13/03/2026

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: 25/05/2026 11:40

33 Ellsa Street, Balwyn North Vic 3104



4 2 2

Property Type: House
Land Size: 1110 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000
Median House Price
25/05/2025 - 24/05/2026: $2,320,000

Comparable Properties



3 Alpha St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,825,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 1043 sqm approx

Agent Comments



14 Wynyard Cr BALWYN NORTH 3104 (REI)

4 1 2

Price: $2,805,000
Method: Expression of Interest
Date: 15/03/2026
Property Type: House (Res)
Land Size: 1198 sqm approx

Agent Comments



22 Hosken St BALWYN NORTH 3104 (REI)

4 3 2

Price: $2,860,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 1027 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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