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: 26 Moule Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price: $1,395,000

Median sale price

Median price: $2,300,000 Property Type: House Suburb: Balwyn North

Period - From: 01/01/2026 to: 31/03/2026 Source: REIV

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	1/6 Parring Rd BALWYN 3103	$1,515,000	10/02/2026
2	1/13-15 Lemon Rd BALWYN NORTH 3104	$1,300,000	08/02/2026
3			

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: 29/05/2026 11:59

26 Moule Avenue, Balwyn North Vic 3104

JellisCraig

Mark Read
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Indicative Selling Price
$1,395,000
Median House Price
March quarter 2026: $2,300,000



3 2 3

Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



1/6 Parring Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,515,000
Method: Private Sale
Date: 10/02/2026
Property Type: House (Res)
Land Size: 235 sqm approx

Agent Comments



1/13-15 Lemon Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 08/02/2026
Property Type: Townhouse (Res)
Land Size: 287 sqm approx

Agent Comments

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.

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