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 | 2/10 Highbury Street, Balwyn North Vic 3104 |

## Indicative selling price

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

Range between $1,300,000 & $1,430,000

## Median sale price

Median price $1,125,500 Property Type Unit Suburb Balwyn North

Period - From 18/05/2025 to 17/05/2026 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 | 1/978 Burke Rd BALWYN 3103 | $1,380,000 | 12/01/2026 |
| 2 | 1/29 Clyde St KEW EAST 3102 | $1,400,000 | 28/03/2026 |
| 3 | 3/54 Maud St BALWYN NORTH 3104 | $1,480,000 | 04/12/2025 |

**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: 18/05/2026 10:33

# 2/10 Highbury Street, Balwyn North Vic 3104




3 2 2

**Rooms:** 6
**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,430,000
**Median Unit Price**
18/05/2025 - 17/05/2026: $1,125,500

## Comparable Properties



**1/978 Burke Rd BALWYN 3103 (REI/VG)**

3 2 2

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 12/01/2026
**Property Type:** Unit
**Land Size:** 490 sqm approx

Agent Comments



**1/29 Clyde St KEW EAST 3102 (REI)**

3 2 2

**Price:** $1,400,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** Unit
**Land Size:** 386 sqm approx

Agent Comments



**3/54 Maud St BALWYN NORTH 3104 (REI/VG)**

3 2 2

**Price:** $1,480,000
**Method:** Auction Sale
**Date:** 04/12/2025
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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