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	34 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,850,000 Property Type House Suburb Balwyn

Period - From 01/04/2025 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	10 Yandilla St BALWYN 3103	$2,325,000	26/05/2026
2	27 Talbot Av BALWYN 3103	$2,440,000	25/05/2026
3	25 Rose Av SURREY HILLS 3127	$2,315,000	23/05/2026

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: 10/06/2026 11:32

34 Talbot Avenue, Balwyn Vic 3103

JellisCraig

James Fitzpatrick
03 9810 5000
0439 467 040
jamesfitzpatrick@jelliscraig.com.au



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Rooms: 6
Property Type: House
Land Size: 636.824 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending March 2026: $2,850,000

Comparable Properties



10 Yandilla St BALWYN 3103 (REI)

4 2 3

Price: $2,325,000
Method: Auction Sale
Date: 26/05/2026
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



27 Talbot Av BALWYN 3103 (REI)

4 2 2

Price: $2,440,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 797 sqm approx

Agent Comments



25 Rose Av SURREY HILLS 3127 (REI)

4 3 2

Price: $2,315,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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