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	4 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $2,800,000 & $3,000,000

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	51 Talbot Av BALWYN 3103	$2,888,000	22/11/2025
2	43 Narrak Rd BALWYN 3103	$2,780,000	21/02/2026
3	30 Middlesex Rd SURREY HILLS 3127	$2,777,000	28/02/2026

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: 15/05/2026 13:31

4 Northcote Avenue, Balwyn Vic 3103

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 808 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
Year ending March 2026: $2,850,000

Comparable Properties



51 Talbot Av BALWYN 3103 (REI/VG)

4 2 2

Price: $2,888,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Agent Comments



43 Narrak Rd BALWYN 3103 (REI)

4 3 2

Price: $2,780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



30 Middlesex Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $2,777,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

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