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	55 The Boulevard, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,238,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 to 30/06/2026 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	35 Walbundry Av BALWYN NORTH 3104	$2,820,000	23/05/2026
2	43 Yongala St BALWYN 3103	$3,150,000	21/03/2026
3	47-49 Belmore Rd BALWYN NORTH 3104	$2,800,000	21/03/2026

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: 29/07/2026 10:54

55 The Boulevard, Balwyn North Vic 3104



4 2 1

Property Type: House
Land Size: 878 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
Year ending June 2026: $2,238,000

Comparable Properties



35 Walbundry Av BALWYN NORTH 3104 (REI)

4 2 4

Price: $2,820,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 835 sqm approx

Agent Comments



43 Yongala St BALWYN 3103 (REI/VG)

4 2 2

Price: $3,150,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



47-49 Belmore Rd BALWYN NORTH 3104 (REI)

8 4 2

Price: $2,800,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 1239 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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