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	3/6 Osburn Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,595,000

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	2/15 Walnut Rd BALWYN NORTH 3104	$1,628,800	17/05/2026
2	3/56 Maud St BALWYN NORTH 3104	$1,500,000	07/05/2026
3	3/2 Clyde St KEW EAST 3102	$1,590,000	01/04/2026

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: 03/09/2026 10:07

3/6 Osburn Avenue, Balwyn North Vic 3104

MARSHALL WHITE

3 2 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
Year ending June 2026: $2,238,000

Comparable Properties

2/15 Walnut Rd BALWYN NORTH 3104 (VG)

3 - -

Price: $1,628,800
Method: Sale
Date: 17/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3/56 Maud St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: Unit

Agent Comments

3/2 Clyde St KEW EAST 3102 (VG)

3 - -

Price: $1,590,000
Method: Sale
Date: 01/04/2026
Property Type: Strata Unit/Flat

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE

propertydata.com.au

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