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	2 Almond Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,088,000 Property Type House Suburb Balwyn North

Period - From 01/04/2026 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	33 Ellsa St BALWYN NORTH 3104	$2,451,800	30/05/2026
2	64 Greythorn Rd BALWYN NORTH 3104	$2,415,000	28/04/2026
3	180 Balwyn Rd BALWYN 3103	$2,500,000	19/03/2026

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: 07/08/2026 11:10

2 Almond Street, Balwyn North Vic 3104

Nelson Alexander



2 1 2

Property Type: House
Land Size: 1148 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2026: $2,088,000

Comparable Properties



33 Ellsa St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,451,800
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 1110 sqm approx

Agent Comments



64 Greythorn Rd BALWYN NORTH 3104 (VG)

4 - -

Price: $2,415,000
Method: Sale
Date: 28/04/2026
Property Type: House (Res)
Land Size: 1002 sqm approx

Agent Comments

180 Balwyn Rd BALWYN 3103 (VG)

3 - -

Price: $2,500,000
Method: Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 990 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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