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	12 Kyora Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,950,000 & $2,100,000

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	77 Mountain View Rd BALWYN NORTH 3104	$2,088,000	15/05/2026
2	24 Cascade St BALWYN NORTH 3104	$2,200,000	28/02/2026
3			

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: 05/08/2026 13:39

12 Kyora Parade, Balwyn North Vic 3104



Property Type:
Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
Year ending June 2026: $2,238,000

Comparable Properties



77 Mountain View Rd BALWYN NORTH 3104 (REI/VG)

6 3 3

Agent Comments

Price: $2,088,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 767 sqm approx



24 Cascade St BALWYN NORTH 3104 (REI/VG)

4 2 2

Agent Comments

Price: $2,200,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 836 sqm approx

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.

Account - Marshall White | P: 03 9822 9999

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