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	13A Hatfield Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,625,000

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	2/37 Aylmer St BALWYN NORTH 3104	$1,355,000	07/07/2026
2	1/48 Corhampton Rd BALWYN NORTH 3104	$1,510,000	27/06/2026
3	3/56 Maud St BALWYN NORTH 3104	$1,500,000	07/05/2026

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: 24/08/2026 09:56

13A Hatfield Street, Balwyn North Vic 3104



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,625,000
Median House Price
June quarter 2026: $2,088,000

Comparable Properties



2/37 Aylmer St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,355,000
Method: Private Sale
Date: 07/07/2026
Property Type: House (Res)

Agent Comments



1/48 Corhampton Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,510,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 351 sqm approx

Agent Comments



3/56 Maud St BALWYN NORTH 3104 (REI)

3 2 2

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

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

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