HudsonBond
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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	67 Yarrbat Ave Balwyn Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$2,300,000

Median sale price

Median price	$2,600,000	Property type	House	Suburb	Balwyn
Period - From	1/04/2026	to	30/06/2026	Source	REIV

Comparable property sales

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. 5 Reid Street Balwyn	$ 2,500,000	25/07/2026
2. 64 Stroud Street Balwyn	$ 2,300,000	11/05/2026
3. 23 Clayton Road Balwyn	$ 2,424,000	28/03/2026

This Statement of Information was prepared on: 04/09/2026