Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/10/2026

Property offered for sale

Address
Including suburb and postcode: 1/9 Fortuna Avenue, Balwyn North Vic 3104

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	4	2	2	211	365

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,250,000 & $1,350,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,443,500 | Property type Townhouse | Suburb Balwyn North

Period: from 06/10/2025 to 05/10/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	3/337 Doncaster Rd BALWYN NORTH 3104		
Sale price	$1,338,000	Date of sale	28/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	3	2	138	N/A

Comparable property 2

Address	2/38 Kenny St BALWYN NORTH 3104		
Sale price	$1,358,000	Date of sale	18/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	4	3	2	164	172

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There were fewer than 3 comparable property sales within the prescribed period and location due to limited recent sales activity.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=7b673d2321c21cee65dc49e69082d6f3

1/9 Fortuna Avenue, Balwyn North Vic 3104

JellisCraig

Luna Tian
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4 2 2

Property Type: Townhouse
Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
06/10/2025 - 05/10/2026: $1,443,500

Comparable Properties



3/337 Doncaster Rd BALWYN NORTH 3104 (REI)

4 3 2

Price: $1,338,000
Method: Private Sale
Date: 28/04/2026
Property Type: Townhouse (Single)

Agent Comments



2/38 Kenny St BALWYN NORTH 3104 (REI)

4 3 2

Price: $1,358,000
Method: Private Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

Agent Comments

There were fewer than 3 comparable property sales within the prescribed period and location due to limited recent sales activity.

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