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	1158 Burke Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,307,500 Property Type House Suburb Balwyn North

Period - From 01/07/2022 to 30/06/2023 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	29 Burke Rd.N IVANHOE EAST 3079	$2,150,000	27/07/2023
2	64 Munro St KEW EAST 3102	$2,088,000	22/04/2023
3	29 Elm Gr KEW EAST 3102	$2,075,000	24/07/2023

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: 05/09/2023 10:14

1158 Burke Road, Balwyn North Vic 3104

Patrick Dennis
9810 5000
0409 321 159
patrickdennis@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 931 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2023: $2,307,500

Comparable Properties



29 Burke Rd.N IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,150,000
Method: Private Sale
Date: 27/07/2023
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



64 Munro St KEW EAST 3102 (REI)

6 3 2

Price: $2,088,000
Method: Auction Sale
Date: 22/04/2023
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments



29 Elm Gr KEW EAST 3102 (REI/VG)

4 2 1

Price: $2,075,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 810 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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