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	11 Albury Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $4,700,000 & $5,100,000

Median sale price

Median price $2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 to 30/09/2023 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	7 Renown St BALWYN NORTH 3104	$5,358,800	15/08/2023
2	20 Madden St BALWYN NORTH 3104	$4,800,000	01/06/2023
3	16 Kalonga Rd BALWYN NORTH 3104	$4,700,000	12/05/2023

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: 06/11/2023 11:25

11 Albury Road, Balwyn North Vic 3104

RT Edgar

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5 5 2

Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$4,700,000 - $5,100,000
Median House Price
September quarter 2023: $2,380,000

Comparable Properties



7 Renown St BALWYN NORTH 3104 (REI)

5 6 3

Price: $5,358,800
Method: Private Sale
Date: 15/08/2023
Property Type: House (Res)

Agent Comments



20 Madden St BALWYN NORTH 3104 (REI/VG)

6 7 4

Price: $4,800,000
Method: Private Sale
Date: 01/06/2023
Property Type: House
Land Size: 1012 sqm approx

Agent Comments



16 Kalonga Rd BALWYN NORTH 3104 (VG)

4 - -

Price: $4,700,000
Method: Sale
Date: 12/05/2023
Property Type: House (Res)
Land Size: 2617 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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