Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address Including suburb and postcode	84 BALWYN ROAD, BALWYN, VIC 3103

Indicative selling price

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

Range between $3,800,000 & $4,080,000

Median sale price

Median price $2,775,000 Property type House Suburb Balwyn

Period - From 01 January 2021 to 31 December 2021 Source Price Finder

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
17 PARKDALE AVE, BALWYN, VIC 3103	$4,060,000	30/09/2021
7 SALFORD AVE, BALWYN, VIC 3103	$4,000,000	06/11/2021
110 YARRBAT AVE, BALWYN, VIC 3103	$4,080,000	24/09/2021

This Statement of Information was prepared on: 25/01/2022