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	16 Stephens Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,795,000 & $2,850,000

Median sale price

Median price $2,410,000 Property Type House Suburb Balwyn North

Period - From 11/06/2023 to 10/06/2024 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	19 Chelmsford St BALWYN NORTH 3104	$3,020,000	22/05/2024
2	30 Duggan St BALWYN NORTH 3104	$2,950,000	15/05/2024
3	17 Mcshane St BALWYN NORTH 3104	$2,780,000	06/04/2024

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: 11/06/2024 11:49

RT Edgar



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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,795,000 - $2,850,000
Median House Price
11/06/2023 - 10/06/2024: $2,410,000

Magnificent City View Within Balwyn High School Zone Rectangular block 20.20m * 50.20M approx. Englehart plan available for a luxury new home

Comparable Properties



19 Chelmsford St BALWYN NORTH 3104 (REI)

4 2 2

Agent Comments

Price: $3,020,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: House (Res)
Land Size: 1012 sqm approx



30 Duggan St BALWYN NORTH 3104 (REI)

4 2 2

Agent Comments

Price: $2,950,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 1093 sqm approx



17 Mcshane St BALWYN NORTH 3104 (REI)

4 2 2

Agent Comments

Price: $2,780,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 996 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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