

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

149 Balwyn Road, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,600,000

&

\$2,860,000

Median sale price

Median price \$2,895,000

Property Type House

Suburb Balwyn

Period - From 01/04/2024

to 30/06/2024

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	40 Jacka St BALWYN NORTH 3104	\$3,100,000	24/04/2024
2	30 Duggan St BALWYN NORTH 3104	\$2,950,000	15/05/2024
3	98 Winmalee Rd BALWYN 3103	\$2,700,000	08/07/2024

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:

23/07/2024 14:59



3
 1
 2

Property Type: House
Land Size: 1024 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,860,000
Median House Price
 June quarter 2024: \$2,895,000

Comparable Properties



40 Jacka St BALWYN NORTH 3104 (REI)

Agent Comments

4
 2
 4

Price: \$3,100,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)
Land Size: 996 sqm approx



30 Duggan St BALWYN NORTH 3104 (REI)

Agent Comments

4
 2
 2

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



98 Winmalee Rd BALWYN 3103 (REI)

Agent Comments

3
 1
 2

Price: \$2,700,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 815 sqm approx

Account - Jellis Craig | P: 98305966