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	12 Clifton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $2,448,000 Property Type House Suburb Balwyn North

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	30 Corby St BALWYN NORTH 3104	$2,130,000	27/03/2024
2	321 Union Rd BALWYN 3103	$1,983,000	20/04/2024
3	16A Sylvan St BALWYN NORTH 3104	$1,925,000	25/05/2024

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: 15/07/2024 14:13

12 Clifton Street, Balwyn North Vic 3104



4 3 2

Property Type: House (Res)
Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
June quarter 2024: $2,448,000

Comparable Properties



30 Corby St BALWYN NORTH 3104 (REI)

3 2 2

Price: $2,130,000
Method: Private Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



321 Union Rd BALWYN 3103 (REI/VG)

4 2 2

Price: $1,983,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments



16A Sylvan St BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $1,925,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 380 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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