

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 25 Riverside Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price \$2,010,000

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	192 Doncaster Rd BALWYN NORTH 3104	\$1,920,000	01/05/2024
2	75 Belford Rd KEW EAST 3102	\$1,900,000	23/03/2024
3	10a Stroma Av BALWYN NORTH 3104	\$1,910,000	02/03/2024

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:

13/08/2024 16:48



Property Type: House (Res)

Agent Comments

Comparable Properties



192 Doncaster Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$1,920,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 829 sqm approx



75 Belford Rd KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 646 sqm approx



10a Stroma Av BALWYN NORTH 3104 (REI/VG) Agent Comments



Price: \$1,910,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 684 sqm approx