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	418 Balwyn Road, Balwyn North Vic 3104

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 $2,415,000 Property Type House Suburb Balwyn North

Period - From 24/07/2023 to 23/07/2024 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	57 Panoramic Rd BALWYN NORTH 3104	$2,750,000	06/06/2024
2	78 Kawarren St BALWYN NORTH 3104	$3,000,000	18/03/2024
3	16 Viewpoint Rd BALWYN NORTH 3104	$2,710,000	12/03/2024

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: 24/07/2024 16:42

418 Balwyn Road, Balwyn North Vic 3104

Isabella Lu
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5 3 3

Property Type: House
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
24/07/2023 - 23/07/2024: $2,415,000

Comparable Properties



57 Panoramic Rd BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,750,000
Method: Sold Before Auction
Date: 06/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



78 Kawarren St BALWYN NORTH 3104 (REI)

5 3 2

Price: $3,000,000
Method: Sold Before Auction
Date: 18/03/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



16 Viewpoint Rd BALWYN NORTH 3104 (REI/VG)

5 3 2

Price: $2,710,000
Method: Sold Before Auction
Date: 12/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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