

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

6 Maughan Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price	\$2,372,500	Property Type	House	Suburb	Balwyn North
Period - From	01/04/2023	to	31/03/2024	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	3 Larbert Av BALWYN NORTH 3104	\$2,200,000	24/02/2024
2	8 Ventnor St BALWYN NORTH 3104	\$2,100,000	04/05/2024
3	13 Kalonga Rd BALWYN NORTH 3104	\$2,040,000	23/03/2024

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:

16/05/2024 15:44



Property Type: House

Land Size: 744 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2024: \$2,372,500

Comparable Properties



3 Larbert Av BALWYN NORTH 3104 (REI)

[Agent Comments](#)



Price: \$2,200,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 724 sqm approx



8 Ventnor St BALWYN NORTH 3104 (REI)

[Agent Comments](#)



Price: \$2,100,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 632 sqm approx



13 Kalonga Rd BALWYN NORTH 3104 (REI)

[Agent Comments](#)



Price: \$2,040,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 692 sqm approx

Account - Jellis Craig | P: 03 9428 3333