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	9 Almond Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,380,000 Property Type House Suburb Balwyn North

Period - From 01/07/2023 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	317 Balwyn Rd BALWYN NORTH 3104	$1,900,000	15/07/2024
2	10a Stroma Av BALWYN NORTH 3104	$1,910,000	02/03/2024
3			

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.

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9 Almond Street, Balwyn North Vic 3104

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3 2 4

Property Type: House
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2024: $2,380,000

Comparable Properties



317 Balwyn Rd BALWYN NORTH 3104 (REI)

4 2 2

Agent Comments

Price: $1,900,000
Method: Private Sale
Date: 15/07/2024
Property Type: House (Res)
Land Size: 696 sqm approx



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

4 2 2

Agent Comments

Price: $1,910,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 684 sqm approx

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.

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