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	53 Fitzgerald Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,895,000 Property Type House Suburb Balwyn

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	4a Yarrbat Av BALWYN 3103	$1,880,000	27/07/2024
2	186 Doncaster Rd BALWYN NORTH 3104	$1,928,888	27/07/2024
3	24 Viewhill Rd BALWYN NORTH 3104	$1,821,000	13/07/2024

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: 07/08/2024 16:19

53 Fitzgerald Street, Balwyn Vic 3103



3 1 3

Property Type: House
Land Size: 724 sqm approx

Agent Comments

David Fileccia
0402 026 748
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Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2024: $2,895,000

Comparable Properties



4a Yarrbat Av BALWYN 3103 (REI)

3 2 2

Price: $1,880,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



186 Doncaster Rd BALWYN NORTH 3104 (REI)

4 3 3

Price: $1,928,888
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 845 sqm approx

Agent Comments



24 Viewhill Rd BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,821,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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