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	3/176 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $823,500 Property Type Unit Suburb Balwyn North

Period - From 30/08/2023 to 29/08/2024 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	301/3 Tannock St BALWYN NORTH 3104	$583,888	12/08/2024
2	103/78 Doncaster Rd BALWYN NORTH 3104	$620,000	29/05/2024
3	13/1062-1064 Burke Rd BALWYN NORTH 3104	$564,000	25/04/2024

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: 30/08/2024 10:52

Nelson Alexander



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
30/08/2023 - 29/08/2024: $823,500

Comparable Properties



301/3 Tannock St BALWYN NORTH 3104 (REI)

2 1 1

Price: $583,888
Method: Private Sale
Date: 12/08/2024
Property Type: Apartment

Agent Comments



103/78 Doncaster Rd BALWYN NORTH 3104 (VG)

2 - -

Price: $620,000
Method: Sale
Date: 29/05/2024
Property Type: Strata Unit/Flat

Agent Comments



13/1062-1064 Burke Rd BALWYN NORTH 3104 (REI)

2 1 1

Price: $564,000
Method: Private Sale
Date: 25/04/2024
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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