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	2/17 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Single price	$750,000

Median sale price

Median price	$1,210,000	Property Type	Unit	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	3/9 Simpson St KEW 3101	$760,000	17/08/2024
2	2/26 Windella Av KEW EAST 3102	$780,500	20/07/2024
3	6/58 Adeney Av KEW 3101	$770,000	20/07/2024

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: 14/09/2024 17:47

2/17 Belmore Road, Balwyn North Vic 3104

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
Year ending June 2024: $1,210,000

Comparable Properties



3/9 Simpson St KEW 3101 (REI)

2 1 1

Price: $760,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: Unit

Agent Comments



2/26 Windella Av KEW EAST 3102 (REI)

2 1 2

Price: $780,500
Method: Sold Before Auction
Date: 20/07/2024
Property Type: Unit

Agent Comments



6/58 Adeney Av KEW 3101 (REI)

2 1 1

Price: $770,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Villa

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.