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	12 Bowley Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $4,395,000

Median sale price

Median price $2,891,500 Property Type House Suburb Balwyn

Period - From 01/10/2023 to 30/09/2024 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	5 Highton Gr DEEPDENE 3103	$4,275,000	21/09/2024
2	4 John St KEW 3101	$4,180,000	21/08/2024
3	2-4 Mangarra Rd CANTERBURY 3126	$4,200,000	29/06/2024

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: 19/10/2024 13:16

12 Bowley Avenue, Balwyn Vic 3103



3 2 2

Property Type: House
Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price
$4,395,000
Median House Price
Year ending September 2024: $2,891,500

Comparable Properties



5 Highton Gr DEEPDENE 3103 (REI)

4 2 2

Price: $4,275,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 857 sqm approx

Agent Comments



4 John St KEW 3101 (REI)

3 2 2

Price: $4,180,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments



2-4 Mangarra Rd CANTERBURY 3126 (REI)

5 3 2

Price: $4,200,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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