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	5/35 Talbot Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $880,000 Property Type Unit Suburb Balwyn

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	2/35 Talbot Av BALWYN 3103	$1,426,000	03/08/2024
2	1/11 Glenthorn Av BALWYN NORTH 3104	$1,430,000	17/06/2024
3	18a Stroud St BALWYN 3103	$1,588,000	02/05/2024

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: 23/09/2024 16:04

5/35 Talbot Avenue, Balwyn Vic 3103



3 2 2

Rooms: 6
Property Type: Flat
Land Size: 450.15 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
Year ending June 2024: $880,000

Comparable Properties



2/35 Talbot Av BALWYN 3103 (REI)

3 2 2

Price: $1,426,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Agent Comments



1/11 Glenthorn Av BALWYN NORTH 3104 (VG)

3 - -

Price: $1,430,000
Method: Sale
Date: 17/06/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



18a Stroud St BALWYN 3103 (REI)

3 2 -

Price: $1,588,000
Method: Private Sale
Date: 02/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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