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	2/23 Gordon Street, Balwyn Vic 3103

Indicative selling price

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

Range between $450,000 & $490,000

Median sale price

Median price $817,500 Property Type Unit Suburb Balwyn

Period - From 01/07/2024 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	5/1 Bevan St BALWYN 3103	$485,000	06/09/2024
2	10/894 Burke Rd CANTERBURY 3126	$470,000	19/08/2024
3	2/133 Maud St BALWYN NORTH 3104	$508,000	03/06/2024

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: 15/10/2024 16:03

2/23 Gordon Street, Balwyn Vic 3103

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
September quarter 2024: $817,500

Comparable Properties



5/1 Bevan St BALWYN 3103 (REI/VG)

2 1 -

Price: $485,000
Method: Private Sale
Date: 06/09/2024
Property Type: Apartment

Agent Comments



10/894 Burke Rd CANTERBURY 3126 (REI/VG)

2 1 1

Price: $470,000
Method: Private Sale
Date: 19/08/2024
Property Type: Apartment

Agent Comments



2/133 Maud St BALWYN NORTH 3104 (REI/VG)

2 1 1

Price: $508,000
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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