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	9 Lansdown Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,305,000 Property Type House Suburb Balwyn North

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	9 Sweyn St BALWYN NORTH 3104	$2,960,000	21/09/2024
2	5 Echo Av BALWYN NORTH 3104	$3,375,000	31/08/2024
3	5 Percy St BALWYN 3103	$3,250,000	04/05/2024

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: 14/10/2024 15:55

9 Lansdown Street, Balwyn North Vic 3104

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



6 4 2

Property Type: House
Land Size: 644 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
Year ending September 2024: $2,305,000

Comparable Properties



9 Sweyn St BALWYN NORTH 3104 (REI)

5 5 2

Price: $2,960,000
Method: Sold Before Auction
Date: 21/09/2024
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



5 Echo Av BALWYN NORTH 3104 (REI)

4 2 2

Price: $3,375,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



5 Percy St BALWYN 3103 (REI)

5 2 2

Price: $3,250,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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