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 Abbott Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 16/11/2023 to 15/11/2024 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	34 Almond St BALWYN NORTH 3104	$1,825,000	09/11/2024
2	98 Mountain View Rd BALWYN NORTH 3104	$1,890,000	15/10/2024
3	62 Clifton St BALWYN NORTH 3104	$1,820,000	21/09/2024

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: 16/11/2024 12:25

5 Abbott Street, Balwyn North Vic 3104



3 1 2

Property Type: House
Land Size: 955 sqm approx

Agent Comments

Indicative Selling Price
$1,825,000
Median House Price
16/11/2023 - 15/11/2024: $2,350,000

Comparable Properties



34 Almond St BALWYN NORTH 3104 (REI)

3 1 3

Price: $1,825,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



98 Mountain View Rd BALWYN NORTH 3104 (REI)

4 2 1

Price: $1,890,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



62 Clifton St BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,820,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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