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	234 Doncaster Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,142,500 Property Type House Suburb Balwyn North

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	34 Cascade St BALWYN NORTH 3104	$2,400,000	10/09/2024
2	37 Yeneda St BALWYN NORTH 3104	$2,135,000	31/08/2024
3	201 Doncaster Rd BALWYN NORTH 3104	$2,150,000	23/07/2024

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: 28/10/2024 14:59

234 Doncaster Road, Balwyn North Vic 3104

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2024: $2,142,500

Comparable Properties



34 Cascade St BALWYN NORTH 3104 (REI)

3 2 1

Agent Comments

Price: $2,400,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 836 sqm approx



37 Yeneda St BALWYN NORTH 3104 (REI)

5 3 2

Agent Comments

Price: $2,135,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 929 sqm approx



201 Doncaster Rd BALWYN NORTH 3104 (REI)

4 2 4

Agent Comments

Price: $2,150,000
Method: Private Sale
Date: 23/07/2024
Property Type: House
Land Size: 1024 sqm approx

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

REIV THE DIFFERENCE | propertydata.com.au

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