

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

1/24 Norbert Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$2,025,000

Median sale price

Median price

\$2,730,000

Property Type

House

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	1 Como Av SURREY HILLS 3127	\$1,900,000	30/11/2024
2	4a Caravan St BALWYN 3103	\$2,180,000	14/10/2024
3	108A Maud St BALWYN NORTH 3104	\$2,042,000	24/08/2024

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:

02/12/2024 09:40

1/24 Norbert Street, Balwyn Vic 3103



David Fileccia
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4 3 3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$2,025,000

Median House Price

September quarter 2024: \$2,730,000

Comparable Properties



1 Como Av SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$1,900,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 350 sqm approx



4a Caravan St BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,180,000

Method: Private Sale

Date: 14/10/2024

Property Type: House



108A Maud St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,042,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 324 sqm approx

Account - Jellis Craig | P: 98305966



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