

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

20a Yongala Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$1,518,000

Median sale price

Median price

\$2,891,500

Property Type

House

Suburb

Balwyn

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	1/1217 Burke Rd KEW 3101	\$1,400,000	07/11/2024
2	4/230 Belmore Rd BALWYN 3103	\$1,455,000	04/11/2024
3	2/35 Talbot Av BALWYN 3103	\$1,426,000	03/08/2024

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 10:25



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,518,000
Median House Price
Year ending September 2024: \$2,891,500

Comparable Properties



1/1217 Burke Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 07/11/2024
Property Type: House



4/230 Belmore Rd BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,455,000
Method: Private Sale
Date: 04/11/2024
Property Type: Unit
Land Size: 353 sqm approx



2/35 Talbot Av BALWYN 3103 (REI/VG)

Agent Comments

3 2 2

Price: \$1,426,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Account - Jellis Craig | P: 03 9428 3333