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	19 Abbott Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,680,000 & $1,800,000

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.

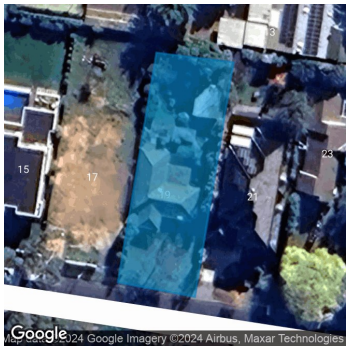
	Address of comparable property	Price	Date of sale
1	5 Abbott St BALWYN NORTH 3104	$1,780,000	16/11/2024
2	34 Almond St BALWYN NORTH 3104	$1,825,000	09/11/2024
3	16 Sutton Pde MONT ALBERT NORTH 3129	$1,775,000	18/10/2024

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: 18/11/2024 10:10

19 Abbott Street, Balwyn North Vic 3104



3 2 4

Property Type: House
Land Size: 959 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,800,000
Median House Price
September quarter 2024: $2,142,500

Comparable Properties



5 Abbott St BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,780,000
Method: Private Sale
Date: 16/11/2024
Property Type: House
Land Size: 955 sqm approx

Agent Comments



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



16 Sutton Pde MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,775,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 849 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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