

# 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 30 Landen Avenue, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,720,000

### Median sale price

Median price \$2,255,000

Property Type House

Suburb Balwyn North

Period - From 01/10/2024

to 31/12/2024

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	6 Woodville St BALWYN NORTH 3104	\$1,718,000	08/12/2024
2	5 Earls Ct BALWYN NORTH 3104	\$1,800,000	27/11/2024
3	14 Ardgour St BALWYN NORTH 3104	\$1,701,000	16/11/2024

**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:

17/02/2025 10:49



**Property Type:** House  
**Land Size:** 666 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,720,000

**Median House Price**

December quarter 2024: \$2,255,000

## Comparable Properties



**6 Woodville St BALWYN NORTH 3104 (REI)**

[Agent Comments](#)



**Price:** \$1,718,000  
**Method:** Private Sale  
**Date:** 08/12/2024  
**Property Type:** House  
**Land Size:** 667 sqm approx



**5 Earls Ct BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,800,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx



**14 Ardgour St BALWYN NORTH 3104 (REI)**

[Agent Comments](#)



**Price:** \$1,701,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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