

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 Leicester Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,318,000

Property Type

House

Suburb

Balwyn North

Period - From

30/01/2024

to

29/01/2025

Source

Property Data

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	19 Abbott St BALWYN NORTH 3104	\$1,770,000	07/12/2024
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:

30/01/2025 09:25

19 Leicester Street, Balwyn North Vic 3104

**Jellis
Craig**

Chris Daly
03 9810 5000
0432 056 911

ChrisDaly@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

30/01/2024 - 29/01/2025: \$2,318,000



 3  1  3

Rooms: 5

Property Type: House

Land Size: 871 sqm approx

Agent Comments

Comparable Properties



19 Abbott St BALWYN NORTH 3104 (REI)

Agent Comments

 3  2  4

Price: \$1,770,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 955 sqm approx



34 Almond St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,825,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 727 sqm approx



16 Sutton Pde MONT ALBERT NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$1,775,000

Method: Sold Before Auction

Date: 18/10/2024

Property Type: House (Res)

Land Size: 849 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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