

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 4/60 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Single price \$1,095,000

Median sale price

Median price \$1,155,000

Property Type Unit

Suburb Balwyn North

Period - From 01/01/2024

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	2/15 Monaco St DONCASTER 3108	\$1,080,000	15/02/2025
2	3/63 Winfield Rd BALWYN NORTH 3104	\$1,160,000	14/10/2024
3	3a Horfield Av BOX HILL NORTH 3129	\$1,200,000	12/10/2024

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:

25/03/2025 10:34



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,095,000

Median Unit Price

Year ending December 2024: \$1,155,000

Comparable Properties



2/15 Monaco St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 15/02/2025

Property Type: Unit



3/63 Winfield Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000

Method: Sold Before Auction

Date: 14/10/2024

Property Type: Townhouse (Res)



3a Horfield Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Townhouse (Res)

Land Size: 394 sqm approx

Account - Jellis Craig | P: 98305966