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	12 Conway Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,840,000 Property Type House Suburb Balwyn

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	207 Mont Albert Rd SURREY HILLS 3127	$2,300,000	14/12/2024
2	8 Kinsale Cr BALWYN 3103	$2,300,000	19/10/2024
3	10 Clifton St BALWYN NORTH 3104	$2,360,000	29/08/2024

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: 17/02/2025 14:43

12 Conway Crescent, Balwyn Vic 3103



5 3 3

Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
December quarter 2024: $2,840,000

Comparable Properties



207 Mont Albert Rd SURREY HILLS 3127 (REI)

5 2 2

Price: $2,300,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



8 Kinsale Cr BALWYN 3103 (REI)

3 2 2

Price: $2,300,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 888 sqm approx

Agent Comments



10 Clifton St BALWYN NORTH 3104 (REI/VG)

4 3 2

Price: $2,360,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)
Land Size: 890 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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