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	61 Belmore Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $4,500,000 & $4,900,000

Median sale price

Median price $2,305,000 Property Type House 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	51 Longview Rd BALWYN NORTH 3104	$5,250,000	22/10/2024
2	39 Fortuna Av BALWYN NORTH 3104	$4,960,000	13/09/2024
3	28 Cremorne St BALWYN 3103	$4,840,000	31/08/2024

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 17:15

61 Belmore Road, Balwyn North Vic 3104



3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price
$4,500,000 - $4,900,000
Median House Price
Year ending December 2024: $2,305,000

Comparable Properties



51 Longview Rd BALWYN NORTH 3104 (REI)

5 5 6

Price: $5,250,000
Method: Expression of Interest
Date: 22/10/2024
Property Type: House (Res)

Agent Comments



39 Fortuna Av BALWYN NORTH 3104 (REI/VG)

5 4 2

Price: $4,960,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)
Land Size: 751 sqm approx

Agent Comments



28 Cremorne St BALWYN 3103 (REI/VG)

5 4 2

Price: $4,840,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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