

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

2/10 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$871,500

Property Type

Unit

Suburb

Balwyn

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	1/9 Vauxhall Rd BALWYN 3103	\$778,000	07/12/2024
2	2/4 Westminster St BALWYN 3103	\$785,000	21/09/2024
3	4/34 Yerrin St BALWYN 3103	\$825,000	28/08/2024

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:

24/02/2025 14:27



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Property Type: Villa

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
Year ending December 2024: \$871,500

Comparable Properties



1/9 Vauxhall Rd BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$778,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



2/4 Westminster St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$785,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit



4/34 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$825,000
Method: Private Sale
Date: 28/08/2024
Property Type: Unit