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	1/2 Erne Street, Balwyn Vic 3103

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	5/13-15 Lemon Rd BALWYN NORTH 3104	$1,312,500	22/02/2025
2	32a View St MONT ALBERT 3127	$1,333,000	21/09/2024
3	3/33 Evelina St MONT ALBERT NORTH 3129	$1,380,000	19/09/2024

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: 26/02/2025 12:47

1/2 Erne Street, Balwyn Vic 3103



3 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending December 2024: $871,500

Comparable Properties



5/13-15 Lemon Rd BALWYN NORTH 3104 (REI)

4 2 2

Price: $1,312,500
Method: Auction Sale
Date: 22/02/2025
Property Type: Townhouse (Single)
Land Size: 256 sqm approx

Agent Comments



32a View St MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $1,333,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments



3/33 Evelina St MONT ALBERT NORTH 3129 (REI/VG)

3 2 2

Price: $1,380,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit
Land Size: 307 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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