

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 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,580,000

&

\$1,650,000

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	13 Taurus St BALWYN NORTH 3104	\$1,560,000	28/02/2025
2	23 Capella St BALWYN NORTH 3104	\$1,680,000	22/02/2025
3			

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:

28/03/2025 13:25



4 2 2

Property Type: House
Land Size: 713 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,650,000
Median House Price
Year ending December 2024: \$2,305,000

Comparable Properties



13 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

Price: \$1,560,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 696 sqm approx



23 Capella St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,680,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 702 sqm approx

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.

Account - Jellis Craig | P: 98305966