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<br>Including suburb and postcode | 8 Clayton Road, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $4,800,000 & $5,280,000

## Median sale price

Median price $2,868,000 Property Type House 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 Millah Rd BALWYN 3103 | $5,010,000 | 22/02/2025 |
| 2 | 36 Tormey St BALWYN NORTH 3104 | $5,390,000 | 16/12/2024 |
| 3 | 28 Grosvenor Pde BALWYN 3103 | $5,228,000 | 21/10/2024 |

**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: 27/02/2025 14:49

# 8 Clayton Road, Balwyn Vic 3103



3 1 1

**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 776 sqm approx

Agent Comments

**Indicative Selling Price**
$4,800,000 - $5,280,000
**Median House Price**
Year ending December 2024: $2,868,000

## Comparable Properties



**1 Millah Rd BALWYN 3103 (REI)**

4 3 2

**Price:** $5,010,000
**Method:** Auction Sale
**Date:** 22/02/2025
**Property Type:** House (Res)
**Land Size:** 1190 sqm approx

Agent Comments



**36 Tormey St BALWYN NORTH 3104 (REI/VG)**

5 5 5

**Price:** $5,390,000
**Method:** Private Sale
**Date:** 16/12/2024
**Property Type:** House
**Land Size:** 705 sqm approx

Agent Comments




**28 Grosvenor Pde BALWYN 3103 (REI/VG)**

5 5 2

**Price:** $5,228,000
**Method:** Private Sale
**Date:** 21/10/2024
**Property Type:** House (Res)
**Land Size:** 593 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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