Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3 Eyre Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,868,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	31 Macedon Av BALWYN NORTH 3104	\$2,260,000	15/02/2025
2	32 Violet Gr KEW EAST 3102	\$2,000,000	15/02/2025
3	43 Dight Av BALWYN NORTH 3104	\$2,200,000	26/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/03/2025 10:58





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Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price**

Year ending December 2024: \$2,868,000



Property Type: House Land Size: 604 sqm approx.

Agent Comments

Comparable Properties



31 Macedon Av BALWYN NORTH 3104 (REI)

Price: \$2,260,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments



32 Violet Gr KEW EAST 3102 (REI)

Agent Comments

Agent Comments

Price: \$2,000,000 Method: Auction Sale Date: 15/02/2025

Property Type: House (Res) Land Size: 587 sqm approx

43 Dight Av BALWYN NORTH 3104 (REI)

Price: \$2,200,000 Method: Private Sale Date: 26/11/2024 Property Type: House

Land Size: 685 sqm approx

Account - Jellis Craig | P: 98305966





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