

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

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

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 | 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 comparable properties 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



2 2 1

Property Type: House

Land Size: 604 sqm approx.

Agent Comments

Comparable Properties



31 Macedon Av BALWYN NORTH 3104 (REI)

Agent Comments

5 2 3

Price: \$2,260,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 790 sqm approx



32 Violet Gr KEW EAST 3102 (REI)

Agent Comments

3 1 2

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)

Agent Comments

3 2 2

Price: \$2,200,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 685 sqm approx

Account - Jellis Craig | P: 98305966