

# 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

24 Willis Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$7,000,000 & \$7,700,000

### Median sale price

Median price \$2,255,000 Property Type House Suburb Balwyn North

Period - From 01/10/2024 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 Henley St BALWYN 3103	\$7,588,888	11/11/2024
2			
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: 03/03/2025 13:37



**Property Type:** House

**Land Size:** 715 sqm approx

Agent Comments

## Comparable Properties



**1 Henley St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$7,588,888

**Method:** Private Sale

**Date:** 11/11/2024

**Property Type:** House (Res)

**Land Size:** 827 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.