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	5 Kenilworth Street, Balwyn Vic 3103

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price $2,840,000 Property Type House Suburb Balwyn

Period - From 01/01/2025 to 31/03/2025 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	43 Dight Av BALWYN NORTH 3104	$2,200,000	26/11/2024
2	19 Kenilworth St BALWYN 3103	$2,315,000	25/11/2024
3	2 Porter Rd BALWYN 3103	$2,250,000	23/10/2024

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: 07/04/2025 15:12

5 Kenilworth Street, Balwyn Vic 3103

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



2 1 3

Property Type: House
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
March quarter 2025: $2,840,000

Comparable Properties



43 Dight Av BALWYN NORTH 3104 (REI)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 685 sqm approx

Agent Comments



19 Kenilworth St BALWYN 3103 (REI/VG)

3 2 2

Price: $2,315,000
Method: Sold Before Auction
Date: 25/11/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



2 Porter Rd BALWYN 3103 (REI/VG)

3 1 1

Price: $2,250,000
Method: Auction Sale
Date: 23/10/2024
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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