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	2 Madden Street, Balwyn North Vic 3104

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 $2,394,444 Property Type House Suburb Balwyn North

Period - From 23/10/2024 to 23/04/2025 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	18 Hertford Cr BALWYN 3103	$5,088,000	14/03/2025
2	258-260 Belmore Rd BALWYN 3103	$5,465,000	12/02/2025
3	36 Tormey St BALWYN NORTH 3104	$5,390,000	16/12/2024

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: 24/04/2025 10:48

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of Balwyn north residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

2 Madden Street, Balwyn North Vic 3104



5 5 4

Property Type: House
Land Size: 1015 sqm approx

Agent Comments

Indicative Selling Price
$4,800,000 - $5,280,000
Median House Price *
23/10/2024 - 23/04/2025: $2,394,444
* Agent calculated median based on Balwyn north sales

Comparable Properties



18 Hertford Cr BALWYN 3103 (REI/VG)

5 5 4

Price: $5,088,000
Method: Private Sale
Date: 14/03/2025
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



258-260 Belmore Rd BALWYN 3103 (REI)

5 4 4

Price: $5,465,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 1530 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

Account - Marshall White | P: 03 9822 9999

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