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	17 Narrak Road, Balwyn Vic 3103

Indicative selling price

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

Range between $2,350,000 & $2,550,000

Median sale price

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

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	2 Shepreth St SURREY HILLS 3127	$2,551,000	22/02/2025
2	8 Norbert St BALWYN 3103	$2,560,000	20/02/2025
3	16 James St SURREY HILLS 3127	$2,548,888	15/02/2025

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: 25/02/2025 10:23

17 Narrak Road, Balwyn Vic 3103

Perry Zhou
9810 5000
0474 774 774
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4 2 2

Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000 - $2,550,000
Median House Price
December quarter 2024: $2,840,000

Comparable Properties



2 Shepreth St SURREY HILLS 3127 (REI)

4 2 2

Price: $2,551,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



8 Norbert St BALWYN 3103 (REI)

4 2 2

Price: $2,560,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: House
Land Size: 611 sqm approx

Agent Comments



16 James St SURREY HILLS 3127 (REI)

5 3 3

Price: $2,548,888
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

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