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	38 Frederick Street, Balwyn Vic 3103

Indicative selling price

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

Range between $4,190,000 & $4,390,000

Median sale price

Median price $2,910,000 Property Type House Suburb Balwyn

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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 Nott St BALWYN 3103	$4,200,000	01/04/2025
2	21 Walsh St DEEPDENE 3103	$4,370,000	01/03/2025
3	21 Knutsford St BALWYN 3103	$4,315,000	27/02/2025

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: 26/05/2025 11:58

38 Frederick Street, Balwyn Vic 3103

Perry Zhou
9810 5000
0474 774 774
PerryZhou@jelliscraig.com.au

5 4 2

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$4,190,000 - $4,390,000
Median House Price
26/05/2024 - 25/05/2025: $2,910,000

Comparable Properties

1 Nott St BALWYN 3103 (REI)

4 3 2

Price: $4,200,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 702 sqm approx

Agent Comments

21 Walsh St DEEPDENE 3103 (REI)

5 3 -

Price: $4,370,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

21 Knutsford St BALWYN 3103 (REI)

3 2 2

Price: $4,315,000
Method: Auction Sale
Date: 27/02/2025
Property Type: House
Land Size: 715 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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