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	12 Adeney Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,305,000 Property Type House Suburb Balwyn North

Period - From 01/01/2024 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	1a Wellesley St MONT ALBERT 3127	$2,502,000	13/02/2025
2	7a Hotham St MONT ALBERT 3127	$2,600,000	09/11/2024
3	5 Kenny St BALWYN NORTH 3104	$2,642,000	30/10/2024

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: 03/04/2025 14:15

12 Adeney Street, Balwyn North Vic 3104



Property Type: House (Res)
Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending December 2024: $2,305,000

Comparable Properties



1a Wellesley St MONT ALBERT 3127 (REI/VG)

4 | 4 | 2

Price: $2,502,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: House (Res)
Land Size: 313 sqm approx

Agent Comments



7a Hotham St MONT ALBERT 3127 (REI/VG)

5 | 3 | 2

Price: $2,600,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



5 Kenny St BALWYN NORTH 3104 (REI/VG)

4 | 2 | 4

Price: $2,642,000
Method: Expression of Interest
Date: 30/10/2024
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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