

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

8a Conway Crescent, Balwyn Vic 3103

Indicative selling price

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

Range between \$2,395,000

&

\$2,595,000

Median sale price

Median price \$3,000,000

Property Type House

Suburb Balwyn

Period - From 02/06/2024

to

01/06/2025

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	21 Guildford Rd SURREY HILLS 3127	\$2,500,000	31/05/2025
2	41 Hertford Cr BALWYN 3103	\$2,350,000	24/05/2025
3	1a Wellesley St MONT ALBERT 3127	\$2,502,000	13/02/2025

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:

02/06/2025 14:02



Rooms: 6

Property Type: house

Land Size: 307m sqm approx

Agent Comments

Comparable Properties



21 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,500,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House



41 Hertford Cr BALWYN 3103 (REI)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 226 sqm approx



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

Agent Comments



Price: \$2,502,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House (Res)

Land Size: 313 sqm approx