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 | 8a Conway Crescent, Balwyn Vic 3103 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|





Simon Lord 03 9810 5080 0407 337 557 simonlord@jelliscraig.com.au

Indicative Selling Price \$2,395,000 - \$2,595,000 Median House Price 02/06/2024 - 01/06/2025: \$3,000,000





Rooms: 6

Property Type: house

Land Size: 307m sqm approx

Agent Comments

Comparable Properties



21 Guildford Rd SURREY HILLS 3127 (REI)

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3 2

Price: \$2,500,000 Method: Auction Sale Date: 31/05/2025 Property Type: House Agent Comments



41 Hertford Cr BALWYN 3103 (REI)

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Price: \$2,350,000 **Method:** Auction Sale **Date:** 24/05/2025

Property Type: House (Res) **Land Size:** 226 sqm approx

Agent Comments



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

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3 2

Price: \$2,502,000

Method: Sold Before Auction

Date: 13/02/2025

Property Type: House (Res) Land Size: 313 sqm approx

Agent Comments

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





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