

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

4 Pavo Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,255,000

Property Type House

Suburb Balwyn North

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	13 Taurus St BALWYN NORTH 3104	\$1,560,000	28/02/2025
2	23 Capella St BALWYN NORTH 3104	\$1,680,000	22/02/2025
3	6 Woodville St BALWYN NORTH 3104	\$1,718,000	08/12/2024

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:

27/03/2025 14:54

4 Pavo Street, Balwyn North Vic 3104



Patrick Dennis
03 9831 2815
0409 321 159

patrickdennis@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2024: \$2,255,000



4 1 2

Property Type: House

Comparable Properties



13 Taurus St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

Price: \$1,560,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 696 sqm approx



23 Capella St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,680,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 702 sqm approx



6 Woodville St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,718,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 667 sqm approx

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



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