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: 73 Sylvander Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $2,314,000 Property Type House Suburb Balwyn North

Period - From 13/02/2024 to 12/02/2025 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	52 Viewhill Rd BALWYN NORTH 3104	$2,680,000	16/11/2024
2	32 Fortuna Av BALWYN NORTH 3104	$2,700,000	26/09/2024
3			

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: 13/02/2025 12:51

73 Sylvander Street, Balwyn North Vic 3104

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5 3 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
13/02/2024 - 12/02/2025: $2,314,000

Comparable Properties



52 Viewhill Rd BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,680,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



32 Fortuna Av BALWYN NORTH 3104 (VG)

4 - -

Price: $2,700,000
Method: Sale
Date: 26/09/2024
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

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.

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