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<br>Including suburb and postcode | 40 Elliott Avenue, Balwyn Vic 3103 |

## Indicative selling price

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

Range between $5,390,000 & $5,790,000

## Median sale price

Median price $2,868,000 Property Type House Suburb Balwyn

Period - From 13/01/2024 to 12/01/2025 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 | 22 Knutsford St BALWYN 3103 | $5,650,000 | 28/10/2024 |
| 2 | 8 Walker St BALWYN 3103 | $5,680,000 | 28/09/2024 |
| 3 | 62 Stroud St BALWYN 3103 | $5,900,000 | 12/09/2024 |

**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: 13/01/2025 12:07

# 40 Elliott Avenue, Balwyn Vic 3103

Perry Zhou
9810 5000
0474 774 774
PerryZhou@jelliscraig.com.au



5 5 2

**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 668 sqm approx

Agent Comments

**Indicative Selling Price**
$5,390,000 - $5,790,000
**Median House Price**
13/01/2024 - 12/01/2025: $2,868,000

## Comparable Properties



**22 Knutsford St BALWYN 3103 (REI)**

5 4 2

**Price:** $5,650,000
**Method:** Private Sale
**Date:** 28/10/2024
**Property Type:** House (Res)

Agent Comments

**8 Walker St BALWYN 3103 (VG)**

3 - -

**Price:** $5,680,000
**Method:** Sale
**Date:** 28/09/2024
**Property Type:** House (Res)
**Land Size:** 750 sqm approx

Agent Comments



**62 Stroud St BALWYN 3103 (REI/VG)**

5 5 2

**Price:** $5,900,000
**Method:** Private Sale
**Date:** 12/09/2024
**Property Type:** House (Res)
**Land Size:** 662 sqm approx

Agent Comments



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