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	37 Northcote Avenue, Balwyn VIC 3103

Indicative selling price

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

Range between $2,650,000 & $2,915,000

Median sale price

Median price $2,850,000 Property Type House Suburb Balwyn

Period - From 19/12/2024 to 18/06/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
23 Bristol St, Surrey Hills Vic	$2,728,000	02/05/2025
20 Balwyn Rd, Canterbury Vic	$2,905,000	26/02/2025

This Statement of Information was prepared on: 19/06/2025

37 Northcote Avenue, Balwyn VIC 3103



6 3 3

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au
Indicative Selling Price
$2,650,000 - $2,915,000
Median House Price
Year ending June 2025: $2,850,000

Comparable Properties



23 Bristol St, Surrey Hills Vic

4 3 3

Price: $2,728,000
Method: Sold Before Auction
Date: 02/05/2025
Property Type: House
Land Size: 831 sqm approx



20 Balwyn Rd, Canterbury Vic

4 2 2

Price: $2,905,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 961 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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