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	3/11 Northcote Avenue, Balwyn Vic 3103

Indicative selling price

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

Single price $800,000

Median sale price

Median price $785,000 Property Type Unit Suburb Balwyn

Period - From 21/06/2024 to 20/06/2025 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	Price	Date of sale
1	2/10 Westminster St BALWYN 3103	$828,000	14/06/2025
2	3/32 Florence Rd SURREY HILLS 3127	$800,000	12/04/2025
3	3/37 York St SURREY HILLS 3127	$795,000	28/01/2025

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: 21/06/2025 16:12

3/11 Northcote Avenue, Balwyn Vic 3103



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000
Median Unit Price
21/06/2024 - 20/06/2025: $785,000

Comparable Properties



2/10 Westminster St BALWYN 3103 (REI)

2 1 1

Price: $828,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Unit

Agent Comments



3/32 Florence Rd SURREY HILLS 3127 (REI/VG)

2 1 3

Price: $800,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

Agent Comments



3/37 York St SURREY HILLS 3127 (VG)

2 - -

Price: $795,000
Method: Sale
Date: 28/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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