

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 Burton Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,394,444

Property Type House

Suburb Balwyn North

Period - From 01/01/2025

to

31/03/2025

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	23 Reading Av BALWYN NORTH 3104	\$2,720,000	12/04/2025
2	3 Dempster Av BALWYN NORTH 3104	\$2,630,000	09/04/2025
3	29 Bolinda Rd BALWYN NORTH 3104	\$2,560,000	08/03/2025

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:

30/05/2025 14:34



Property Type: House

Land Size: 936 sqm approx

Agent Comments

Comparable Properties



23 Reading Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,720,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 892 sqm approx



3 Dempster Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$2,630,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: House (Res)



29 Bolinda Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$2,560,000

Method: Private Sale

Date: 08/03/2025

Property Type: House

Land Size: 872 sqm approx