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	21 Hosken Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,700,000 & $2,950,000

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	3 Kelba St BALWYN NORTH 3104	$3,050,000	16/05/2025
2	7A Millah Rd BALWYN 3103	$3,100,000	15/03/2025
3	1 Renown St BALWYN NORTH 3104	$2,700,000	12/03/2025

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: 11/06/2025 14:51

21 Hosken Street, Balwyn North Vic 3104

Toby Parker
0413581104
tobyparker@jelliscraig.com.au



3 3 2

Property Type: House
Land Size: 1030 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,950,000
Median House Price
March quarter 2025: $2,394,444

Comparable Properties



3 Kelba St BALWYN NORTH 3104 (REI)

4 2 3

Price: $3,050,000
Method: Private Sale
Date: 16/05/2025
Property Type: House (Res)
Land Size: 996 sqm approx

Agent Comments



7A Millah Rd BALWYN 3103 (REI)

3 4 2

Price: $3,100,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 955 sqm approx

Agent Comments



1 Renown St BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $2,700,000
Method: Private Sale
Date: 12/03/2025
Property Type: House (Res)
Land Size: 1185 sqm approx

Agent Comments

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