

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 6 Bernard Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$3,950,000 & \$4,280,000

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	38 Jacka St BALWYN NORTH 3104	\$4,220,000	21/05/2025
2	1 Heather St BALWYN NORTH 3104	\$4,280,000	28/02/2025
3			

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: 29/05/2025 09:06



Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



38 Jacka St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,220,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res)

Land Size: 996 sqm approx



1 Heather St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,280,000

Method: Expression of Interest

Date: 28/02/2025

Property Type: House (Res)

Land Size: 731 sqm approx

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.