

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

2/1 Corhampton Road, Balwyn North Vic 3104

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$1,384,250 Property Type Unit 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	1/31 Rangeview Gr BALWYN NORTH 3104	\$826,000	22/02/2025
2	5/58 Harp Rd KEW 3101	\$862,000	19/06/2025
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:

30/06/2025 19:51



Rooms: 4

Property Type: Villa Unit

Agent Comments

Comparable Properties



1/31 Rangeview Gr BALWYN NORTH 3104 (REI/VG)

Agent Comments



Price: \$826,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



5/58 Harp Rd KEW 3101 (REI)

Agent Comments



Price: \$862,000

Method: Sold Before Auction

Date: 19/06/2025

Property Type: Unit

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.