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	15 Kalonga Road, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,680,000 & $1,780,000

Median sale price

Median price $2,330,000 Property Type House Suburb Balwyn North

Period - From 25/07/2024 to 24/07/2025 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	11 Koonung St BALWYN NORTH 3104	$1,750,000	01/07/2025
2	142 Greythorn Rd BALWYN NORTH 3104	$1,740,000	16/04/2025
3	30 Landen Av BALWYN NORTH 3104	$1,685,000	19/02/2025

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: 25/07/2025 10:23

15 Kalonga Road, Balwyn North Vic 3104



3 1 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,780,000
Median House Price
25/07/2024 - 24/07/2025: $2,330,000

Comparable Properties



11 Koonung St BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,750,000
Method: Sold Before Auction
Date: 01/07/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



142 Greythorn Rd BALWYN NORTH 3104 (VG)

4 - -

Price: $1,740,000
Method: Sale
Date: 16/04/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



30 Landen Av BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $1,685,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 666 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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