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	50a Dempster Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,600,000 & $2,860,000

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	7 Albury Rd BALWYN NORTH 3104	$2,800,000	22/02/2025
3	117 Doncaster Rd BALWYN NORTH 3104	$2,750,000	13/02/2025

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: 07/05/2025 12:09

RT Edgar



4 3 2

Property Type: House
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
March quarter 2025: $2,394,444

Comparable Properties



23 Reading Av BALWYN NORTH 3104 (REI)

5 3 3

Price: $2,720,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



7 Albury Rd BALWYN NORTH 3104 (REI)

6 3 1

Price: $2,800,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



117 Doncaster Rd BALWYN NORTH 3104 (REI)

4 3 3

Price: $2,750,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 646 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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