

# 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 Abassia Street, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,550,000 & \$3,650,000

### Median sale price

Median price \$2,300,000 Property Type House Suburb Balwyn North

Period - From 06/10/2024 to 05/10/2025 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	12 Stephens St BALWYN NORTH 3104	\$3,750,000	06/08/2025
2	28 Finlayson St DONCASTER 3108	\$3,728,888	22/07/2025
3	44 Grosvenor Pde BALWYN 3103	\$3,520,000	26/06/2025

**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: 06/10/2025 09:51



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**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,550,000 - \$3,650,000

**Median House Price**

06/10/2024 - 05/10/2025: \$2,300,000

## Comparable Properties



**12 Stephens St BALWYN NORTH 3104 (REI)**

Agent Comments

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**Price:** \$3,750,000

**Method:** Sold Before Auction

**Date:** 06/08/2025

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx



**28 Finlayson St DONCASTER 3108 (REI)**

Agent Comments

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**Price:** \$3,728,888

**Method:** Private Sale

**Date:** 22/07/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**44 Grosvenor Pde BALWYN 3103 (REI)**

Agent Comments

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**Price:** \$3,520,000

**Method:** Private Sale

**Date:** 26/06/2025

**Property Type:** House

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