

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

18 Wild Life Parade, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$2,200,000

 &

\$2,400,000

Median sale price

Median price

\$2,260,000

 Property Type

House

 Suburb

Balwyn North

Period - From

01/07/2024

 to

30/06/2025

 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	20 Lansdown St BALWYN NORTH 3104	\$2,100,000	24/05/2025
2	53 Lansdown St BALWYN NORTH 3104	\$2,550,000	23/05/2025
3	446 Balwyn Rd BALWYN NORTH 3104	\$2,000,000	03/05/2025

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:

29/07/2025 14:57



3 1 2

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending June 2025: \$2,260,000

Comparable Properties



20 Lansdown St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

4 1 1

Price: \$2,100,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House



53 Lansdown St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,550,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House
Land Size: 720 sqm approx



446 Balwyn Rd BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Jellis Craig | P: 98305966