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	7 Nott Street, Balwyn Vic 3103

Indicative selling price

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

Range between $3,380,000 & $3,580,000

Median sale price

Median price $3,091,000 Property Type House Suburb Balwyn

Period - From 01/04/2025 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	5 Grant Av BALWYN 3103	$3,488,000	13/08/2025
2	44 Grosvenor Pde BALWYN 3103	$3,520,000	26/06/2025
3	38 Sevenoaks St BALWYN 3103	$3,715,000	31/05/2025

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: 23/09/2025 08:14

7 Nott Street, Balwyn Vic 3103

Annabelle Feng
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4 3 2

Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price
$3,380,000 - $3,580,000
Median House Price
June quarter 2025: $3,091,000

Comparable Properties



5 Grant Av BALWYN 3103 (REI)

5 3 3

Price: $3,488,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments



44 Grosvenor Pde BALWYN 3103 (REI)

5 3 2

Price: $3,520,000
Method: Private Sale
Date: 26/06/2025
Property Type: House

Agent Comments



38 Sevenoaks St BALWYN 3103 (REI/VG)

5 2 2

Price: $3,715,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 811 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

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