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	17 Leonis Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	2/18 Marjorie Cl BULLEEN 3105	$1,090,000	12/07/2025
2	1/1a Kampman St BULLEEN 3105	$1,060,000	03/04/2025
3			

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: 25/08/2025 15:18

17 Leonis Avenue, Balwyn North Vic 3104



Property Type:
Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending June 2025: $2,260,000

Comparable Properties



2/18 Marjorie Cl BULLEEN 3105 (REI)

3 2 2

Price: $1,090,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments



1/1a Kampman St BULLEEN 3105 (REI/VG)

3 2 2

Price: $1,060,000
Method: Expression of Interest
Date: 03/04/2025
Property Type: Townhouse (Res)
Land Size: 214 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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