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	1/38 Aylmer Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $2,180,000 Property Type House Suburb Balwyn North

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	5/55 Yerrin St BALWYN 3103	$1,700,000	23/09/2025
2	1/55 Yerrin St BALWYN 3103	$1,868,000	28/06/2025
3	20 Yongala St BALWYN 3103	$1,775,000	22/06/2025

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: 24/09/2025 11:17

1/38 Aylmer Street, Balwyn North Vic 3104

Nelson Alexander



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
June quarter 2025: $2,180,000

Comparable Properties



5/55 Yerrin St BALWYN 3103 (REI)

3 2 2

Price: $1,700,000
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)

Agent Comments



1/55 Yerrin St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,868,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)

Agent Comments



20 Yongala St BALWYN 3103 (REI)

3 2 2

Price: $1,775,000
Method: Auction Sale
Date: 22/06/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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