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	8 Moody Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $2,150,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 to 30/09/2025 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	11 Longview Rd BALWYN NORTH 3104	$2,510,000	15/11/2025
2	21 Birdwood St BALWYN 3103	$2,600,000	18/10/2025
3	53 Lansdown St BALWYN NORTH 3104	$2,550,000	23/05/2025

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: 19/11/2025 16:31

8 Moody Street, Balwyn North Vic 3104

FLETCHERS



4 2 2

Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
September quarter 2025: $2,150,000

Comparable Properties



11 Longview Rd BALWYN NORTH 3104 (REI)

3 1 3

Price: $2,510,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments



21 Birdwood St BALWYN 3103 (REI)

4 2 2

Price: $2,600,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



53 Lansdown St BALWYN NORTH 3104 (REI/VG)

3 2 2

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

Agent Comments

Account - Fletchers | P: 9836 2222 | F: 9836 9822

REIV THE DIFFERENCE

propertydata.com.au

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