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	2/52 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,120,000

Median sale price

Median price $1,437,500 Property Type Townhouse Suburb Balwyn North

Period - From 12/10/2024 to 11/10/2025 Source Property Data

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	12 Forbes Pl BALWYN NORTH 3104	$1,175,000	30/08/2025
2	3/1 Gardenia Rd BALWYN NORTH 3104	$1,070,000	23/08/2025
3	7/60 Sweyn St BALWYN NORTH 3104	$1,110,000	16/08/2025

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: 12/10/2025 11:31

2/52 Sweyn Street, Balwyn North Vic 3104

Nelson Alexander



4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,120,000
Median Townhouse Price
12/10/2024 - 11/10/2025: $1,437,500

Comparable Properties



12 Forbes Pl BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,175,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 173 sqm approx

Agent Comments



3/1 Gardenia Rd BALWYN NORTH 3104 (REI/VG)

3 3 2

Price: $1,070,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 194 sqm approx

Agent Comments



7/60 Sweyn St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,110,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

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