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	4 Caravan Street, Balwyn Vic 3103

Indicative selling price

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

Single price $1,750,000

Median sale price

Median price $2,860,000 Property Type House Suburb Balwyn

Period - From 01/10/2024 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	7 Corlett St MONT ALBERT NORTH 3129	$1,710,000	04/10/2025
2	202 Belmore Rd BALWYN 3103	$1,750,000	20/09/2025
3	6 Robert St BALWYN NORTH 3104	$1,650,000	17/09/2025

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: 11/10/2025 17:09

4 Caravan Street, Balwyn Vic 3103

JellisCraig

Greg Bowring
0400 641 580
gregbowring@jelliscraig.com.au



Property Type:
Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
Year ending September 2025: $2,860,000

Comparable Properties



7 Corlett St MONT ALBERT NORTH 3129 (REI)

3 | 1 | 2

Price: $1,710,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



202 Belmore Rd BALWYN 3103 (REI)

3 | 2 | 2

Price: $1,750,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)
Land Size: 486 sqm approx

Agent Comments



6 Robert St BALWYN NORTH 3104 (REI)

3 | 2 | 2

Price: $1,650,000
Method: Private Sale
Date: 17/09/2025
Property Type: House
Land Size: 468 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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