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	5 Tovey Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $2,600,000 & $2,860,000

Median sale price

Median price $2,350,000 Property Type House Suburb Balwyn North

Period - From 10/09/2024 to 09/09/2025 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 Buchanan Av BALWYN NORTH 3104	$2,858,000	07/09/2025
2	18 Wild Life Pde BALWYN NORTH 3104	$2,668,000	30/08/2025
3	4 Burton St BALWYN NORTH 3104	$2,780,000	02/07/2025

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: 10/09/2025 12:46

5 Tovey Street, Balwyn North Vic 3104

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



3 1 5

Property Type: House

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
10/09/2024 - 09/09/2025: $2,350,000

Comparable Properties



12 Buchanan Av BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,858,000
Method: Auction Sale
Date: 07/09/2025
Property Type: House (Res)
Land Size: 851 sqm approx

Agent Comments



18 Wild Life Pde BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,668,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments



4 Burton St BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,780,000
Method: Private Sale
Date: 02/07/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 98305966

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