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	23 Kaleno View, Balwyn Vic 3103

Indicative selling price

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

Range between $2,350,000 & $2,550,000

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	10 Kaleno Vw BALWYN 3103	$2,446,000	13/09/2025
2	68 Stroud St BALWYN 3103	$2,680,000	12/09/2025
3	8a Conway Cr BALWYN 3103	$2,400,000	23/06/2025

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: 14/10/2025 13:29

23 Kaleno View, Balwyn Vic 3103

JellisCraig

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,350,000 - $2,550,000
Median House Price
Year ending September 2025: $2,860,000

Comparable Properties



10 Kaleno Vw BALWYN 3103 (REI)

3 2 2

Price: $2,446,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments



68 Stroud St BALWYN 3103 (REI)

4 3 2

Price: $2,680,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments



8a Conway Cr BALWYN 3103 (REI)

4 4 2

Price: $2,400,000
Method: Private Sale
Date: 23/06/2025
Property Type: House
Land Size: 307 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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