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	79 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Single price	$1,425,000

Median sale price

Median price	$2,240,000	Property Type	House	Suburb	Balwyn North
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	6 Allison Rd MONT ALBERT NORTH 3129	$1,480,000	16/10/2025
2	16 Woodhouse Gr BOX HILL NORTH 3129	$1,388,888	11/07/2025
3	113 Greythorn Rd BALWYN NORTH 3104	$1,350,000	03/09/2025

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: 03/11/2025 16:14

79 Greythorn Road, Balwyn North Vic 3104

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5 1 2

Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,425,000
Median House Price
Year ending September 2025: $2,240,000

Comparable Properties



6 Allison Rd MONT ALBERT NORTH 3129 (REI)

3 1 2

Price: $1,480,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments



16 Woodhouse Gr BOX HILL NORTH 3129 (VG)

3 - -

Price: $1,388,888
Method: Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments



113 Greythorn Rd BALWYN NORTH 3104 (REI)

- - -

Price: $1,350,000
Method: Private Sale
Date: 03/09/2025
Property Type: Land (Res)
Land Size: 668 sqm approx

Agent Comments

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