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	12 Sweyn Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $2,700,000

Median sale price

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

Period - From 21/10/2024 to 20/10/2025 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	50a Dempster Av BALWYN NORTH 3104	$2,813,000	31/05/2025
2			
3			

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: 21/10/2025 18:53

12 Sweyn Street, Balwyn North Vic 3104

JellisCraig



5 2 4

Property Type: House
Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000
Median House Price
21/10/2024 - 20/10/2025: $2,350,000

Comparable Properties



50a Dempster Av BALWYN NORTH 3104 (REI/VG)

4 3 4

Price: $2,813,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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