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	49 Severn Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,975,000 & $2,170,000

Median sale price

Median price $2,307,500 Property Type House Suburb Balwyn North

Period - From 13/10/2024 to 12/10/2025 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	80 Longview Rd BALWYN NORTH 3104	$2,050,000	18/09/2025
2	69 Lansdown St BALWYN NORTH 3104	$2,000,000	06/09/2025
3	57 Bennett Pde KEW EAST 3102	$2,200,000	16/08/2025

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: 13/10/2025 10:43

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,975,000 - $2,170,000
Median House Price
13/10/2024 - 12/10/2025: $2,307,500

Comparable Properties



80 Longview Rd BALWYN NORTH 3104 (REI)

4 2 1

Price: $2,050,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments



69 Lansdown St BALWYN NORTH 3104 (REI)

3 1 1

Price: $2,000,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



57 Bennett Pde KEW EAST 3102 (REI)

2 1 1

Price: $2,200,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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