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	45 Riverside Avenue, Balwyn North Vic 3104

Indicative selling price

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

Single price $3,995,000

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	31 First Av KEW 3101	$3,830,000	02/10/2025
2	12 Stephens St BALWYN NORTH 3104	$3,750,000	06/08/2025
3	38 Sevenoaks St BALWYN 3103	$3,715,000	31/05/2025

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: 25/10/2025 12:55

45 Riverside Avenue, Balwyn North Vic 3104



5 4 4

Property Type: House
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$3,995,000
Median House Price
Year ending September 2025: $2,240,000

Comparable Properties

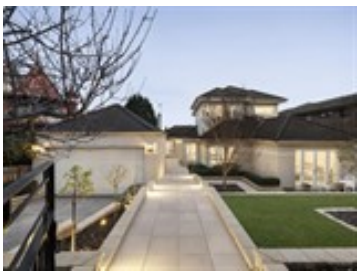


31 First Av KEW 3101 (REI)

4 4 2

Price: $3,830,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 690 sqm approx

Agent Comments



12 Stephens St BALWYN NORTH 3104 (REI)

5 4 3

Price: $3,750,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments



38 Sevenoaks St BALWYN 3103 (REI/VG)

5 2 2

Price: $3,715,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 811 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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