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	32 Kyora Parade, Balwyn North Vic 3104

Indicative selling price

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

Single price $3,050,000

Median sale price

Median price $2,319,400 Property Type House Suburb Balwyn North

Period - From 17/11/2024 to 16/11/2025 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	10 Saturn St BALWYN NORTH 3104	$2,975,000	23/08/2025
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: 17/11/2025 08:54

32 Kyora Parade, Balwyn North Vic 3104

JellisCraig

Patrick Dennis
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5 2 2

Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$3,050,000
Median House Price
17/11/2024 - 16/11/2025: $2,319,400

Comparable Properties



10 Saturn St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,975,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 650 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.

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