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	3/1 Kelba Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,437,500 Property Type Townhouse Suburb Balwyn North

Period - From 20/10/2024 to 19/10/2025 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	7/86a Balwyn Rd BALWYN 3103	$1,300,000	27/09/2025
2	2/52 Nungerner St BALWYN 3103	$1,375,000	06/09/2025
3	2/43 Sutton St BALWYN NORTH 3104	$1,311,000	09/08/2025

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: 20/10/2025 14:35

3/1 Kelba Street, Balwyn North Vic 3104

Claire Wenn
0409 857 506
ClaireWenn@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
20/10/2024 - 19/10/2025: $1,437,500

Comparable Properties



7/86a Balwyn Rd BALWYN 3103 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 27/09/2025
Property Type: Unit

Agent Comments



2/52 Nungerner St BALWYN 3103 (REI)

3 2 2

Price: $1,375,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments



2/43 Sutton St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,311,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments

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

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