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	2/38 Alpha Street, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,380,000 & $1,500,000

Median sale price

Median price $1,075,000 Property Type Unit Suburb Balwyn North

Period - From 01/10/2024 to 30/09/2025 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	3/26 Jurang St BALWYN 3103	$1,398,888	02/09/2025
2	3/43 Yerrin St BALWYN 3103	$1,500,000	16/08/2025
3	1/45 Elliott Av BALWYN 3103	$1,438,000	19/06/2025

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: 01/10/2025 17:37

2/38 Alpha Street, Balwyn North Vic 3104

Nelson Alexander



Rooms: 6
Property Type: Flat
Land Size: 362.41 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,500,000
Median Unit Price
01/10/2024 - 30/09/2025: $1,075,000

Comparable Properties



3/26 Jurang St BALWYN 3103 (REI)

3 | 1 | 2

Price: $1,398,888
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Single)
Land Size: 200 sqm approx

Agent Comments



3/43 Yerrin St BALWYN 3103 (REI)

3 | 2 | 2

Price: $1,500,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Villa

Agent Comments



1/45 Elliott Av BALWYN 3103 (REI/VG)

3 | 2 | 2

Price: $1,438,000
Method: Private Sale
Date: 19/06/2025
Property Type: Townhouse (Single)

Agent Comments

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

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