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 Naroo Street, Balwyn Vic 3103

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $2,888,000 Property Type House Suburb Balwyn

Period - From 06/10/2024 to 05/10/2025 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	22 Maylands Av BALWYN NORTH 3104	$2,800,000	31/08/2025
2	4 Boorool Rd KEW EAST 3102	$2,810,000	30/08/2025
3	33 Percy St BALWYN 3103	$2,888,000	01/07/2025

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: 06/10/2025 13:30

3 Naroo Street, Balwyn Vic 3103



5 2 2

Property Type: House
Land Size: 584 sqm approx

Agent Comments

Mark Read
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Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
06/10/2024 - 05/10/2025: $2,888,000

Comparable Properties



22 Maylands Av BALWYN NORTH 3104 (REI)

5 3 2

Price: $2,800,000
Method: Auction Sale
Date: 31/08/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



4 Boorool Rd KEW EAST 3102 (REI)

3 2 2

Price: $2,810,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



33 Percy St BALWYN 3103 (REI/VG)

4 2 2

Price: $2,888,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 642 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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