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	55 Hatfield Street, Balwyn North Vic 3104

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $2,150,000 Property Type House Suburb Balwyn North

Period - From 01/07/2025 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	1/121 Kilby Rd KEW EAST 3102	$1,800,000	08/11/2025
2	1/38 Aylmer St BALWYN NORTH 3104	$1,800,000	05/10/2025
3	29 The Moor BALWYN NORTH 3104	$1,850,000	25/09/2025

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: 24/11/2025 09:34

55 Hatfield Street, Balwyn North Vic 3104

Nelson Alexander



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
September quarter 2025: $2,150,000

Comparable Properties



1/121 Kilby Rd KEW EAST 3102 (REI)

3 3 2

Price: $1,800,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)
Land Size: 324 sqm approx

Agent Comments



1/38 Aylmer St BALWYN NORTH 3104 (REI)

3 2 2

Price: $1,800,000
Method: Private Sale
Date: 05/10/2025
Property Type: House (Res)

Agent Comments



29 The Moor BALWYN NORTH 3104 (REI/VG)

3 1 2

Price: $1,850,000
Method: Private Sale
Date: 25/09/2025
Property Type: House (Res)
Land Size: 210 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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