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 Norbert Street, Balwyn Vic 3103

Indicative selling price

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

Single price	$2,350,000

Median sale price

Median price	$2,860,000	Property Type	House	Suburb	Balwyn
Period - From	01/10/2024	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	35 Ruby St BALWYN 3103	$2,388,000	06/12/2025
2	8 Moody St BALWYN NORTH 3104	$2,465,000	30/11/2025
3	85 Yerrin St BALWYN 3103	$2,400,000	13/11/2025

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: 11/12/2025 13:45

3 Norbert Street, Balwyn Vic 3103

JellisCraig

David Banks
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0422 868 410
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4 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$2,350,000
Median House Price
Year ending September 2025: $2,860,000

Comparable Properties



35 Ruby St BALWYN 3103 (REI)

3 1 2

Price: $2,388,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 748 sqm approx

Agent Comments



8 Moody St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,465,000
Method: Private Sale
Date: 30/11/2025
Property Type: House
Land Size: 649 sqm approx

Agent Comments



85 Yerrin St BALWYN 3103 (REI)

3 1 2

Price: $2,400,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House
Land Size: 696 sqm approx

Agent Comments

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