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	15 Minerva Avenue, Balwyn North Vic 3104

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $2,240,000 Property Type House Suburb Balwyn North

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	11 Woodville St BALWYN NORTH 3104	$1,860,000	13/09/2025
2	73 Hill Rd BALWYN NORTH 3104	$1,850,000	04/06/2025
3	12 Fay St BALWYN NORTH 3104	$1,852,000	15/05/2025

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: 03/11/2025 15:54

15 Minerva Avenue, Balwyn North Vic 3104

JellisCraig



4 2 3

Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
Year ending September 2025: $2,240,000

Comparable Properties



11 Woodville St BALWYN NORTH 3104 (REI)

4 1 2

Price: $1,860,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



73 Hill Rd BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 733 sqm approx

Agent Comments

Larger land



12 Fay St BALWYN NORTH 3104 (REI/VG)

3 1 2

Price: $1,852,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

Larger land

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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