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<br>Including suburb and postcode | 5/7-9 Maud Street, Balwyn North Vic 3104 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $988,500 Property Type Unit 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 | 1/808 High St KEW EAST 3102 | $1,132,500 | 23/10/2025 |
| 2 | 2/8 Highbury St BALWYN NORTH 3104 | $1,136,000 | 18/10/2025 |
| 3 | 2/28 Birdwood St BALWYN 3103 | $1,015,000 | 02/10/2025 |

**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: 29/10/2025 16:48

Nelson Alexander




**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median Unit Price**
September quarter 2025: $988,500

# Comparable Properties



**1/808 High St KEW EAST 3102 (REI)**

3 | 1 | 2

**Price:** $1,132,500
**Method:** Private Sale
**Date:** 23/10/2025
**Property Type:** House

Agent Comments



**2/8 Highbury St BALWYN NORTH 3104 (REI)**

2 | 1 | 2

**Price:** $1,136,000
**Method:** Auction Sale
**Date:** 18/10/2025
**Property Type:** Unit
**Land Size:** 188 sqm approx

Agent Comments



**2/28 Birdwood St BALWYN 3103 (REI)**

3 | 2 | 2

**Price:** $1,015,000
**Method:** Sold Before Auction
**Date:** 02/10/2025
**Property Type:** Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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