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 | 12 Minerva Avenue, Balwyn North Vic 3104 |

## Indicative selling price

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

Range between $1,700,000 & $1,850,000

## Median sale price

Median price $2,355,000 Property Type House Suburb Balwyn North

Period - From 01/10/2025 to 31/12/2025 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 | 15 Minerva Av BALWYN NORTH 3104 | $2,000,000 | 29/11/2025 |
| 2 | 11 Lucifer St BALWYN NORTH 3104 | $1,950,000 | 17/11/2025 |
| 3 | 26 Singleton Rd BALWYN NORTH 3104 | $1,930,000 | 01/11/2025 |

**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: 21/01/2026 14:39

# 12 Minerva Avenue, Balwyn North Vic 3104

Nick Ptak
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4 2 2

**Property Type:** House
**Land Size:** 678.308 sqm approx

Agent Comments

**Indicative Selling Price**
$1,700,000 - $1,850,000
**Median House Price**
December quarter 2025: $2,355,000

## Comparable Properties



**15 Minerva Av BALWYN NORTH 3104 (REI)**

4 2 3

**Price:** $2,000,000
**Method:** Auction Sale
**Date:** 29/11/2025
**Property Type:** House (Res)
**Land Size:** 653 sqm approx

Agent Comments



**11 Lucifer St BALWYN NORTH 3104 (REI)**

3 2 2

**Price:** $1,950,000
**Method:** Sold Before Auction
**Date:** 17/11/2025
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



**26 Singleton Rd BALWYN NORTH 3104 (REI)**

4 2 2

**Price:** $1,930,000
**Method:** Auction Sale
**Date:** 01/11/2025
**Property Type:** House (Res)

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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