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	12 Mangan Street, Balwyn Vic 3103

Indicative selling price

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

Range between $2,200,000 & $2,420,000

Median sale price

Median price $2,446,000 Property Type House Suburb Balwyn

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	31 Grace St MONT ALBERT 3127	$2,310,000	15/11/2025
2	85 Yerrin St BALWYN 3103	$2,400,000	13/11/2025
3	136 Maud St BALWYN NORTH 3104	$2,338,800	17/10/2025

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: 11/12/2025 10:12

12 Mangan Street, Balwyn Vic 3103

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$2,200,000 - $2,420,000
Median House Price
September quarter 2025: $2,446,000

Comparable Properties



31 Grace St MONT ALBERT 3127 (REI)

8 3 3

Price: $2,310,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 810 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



136 Maud St BALWYN NORTH 3104 (REI)

3 1 2

Price: $2,338,800
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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