

# 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

10 Winfield Road, Balwyn North Vic 3104

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,318,000

Property Type House

Suburb Balwyn North

Period - From 10/02/2024

to

09/02/2025

Source Property Data

### 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	61 Tower Rd BALWYN NORTH 3104	\$2,098,000	23/08/2024
2			
3			

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:

10/02/2025 16:19

10 Winfield Road, Balwyn North Vic 3104



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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

10/02/2024 - 09/02/2025: \$2,318,000



4 2 2

**Rooms:** 8

**Property Type:** House

**Land Size:** 428 sqm approx

Agent Comments

## Comparable Properties



61 Tower Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 3 2

**Price:** \$2,098,000

**Method:** Sold Before Auction

**Date:** 23/08/2024

**Property Type:** House (Res)

**Land Size:** 333 sqm approx

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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