

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

103 Greythorn Road, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2024

to

31/12/2024

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	19 Leicester St BALWYN NORTH 3104	\$1,758,000	12/02/2025
2	6 Woodville St BALWYN NORTH 3104	\$1,718,000	08/12/2024
3	19 Abbott St BALWYN NORTH 3104	\$1,770,000	07/12/2024

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:

31/03/2025 10:15



3 1 2

Property Type: House
Land Size: 997 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending December 2024: \$2,305,000

Comparable Properties



19 Leicester St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 1

Price: \$1,758,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)
Land Size: 871 sqm approx



6 Woodville St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,718,000
Method: Private Sale
Date: 08/12/2024
Property Type: House
Land Size: 667 sqm approx



19 Abbott St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 2 4

Price: \$1,770,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 955 sqm approx