

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

21 Salisbury Street, Balwyn Vic 3103

Indicative selling price

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

Range between \$6,000,000

&

\$6,500,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Balwyn

Period - From 01/01/2023

to

31/03/2023

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	68 Mount St KEW 3101	\$6,800,000	27/03/2023
2	17 Deepdene Rd DEEPDENE 3103	\$6,588,888	26/02/2023
3	23 John St KEW 3101	\$6,300,000	14/02/2023

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:

03/07/2023 12:56



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Property Type: House
Land Size: 967 sqm approx

Agent Comments

Home office/ guest bedroom, formal sitting, formal dining, informal living & dining, rumpus/ cinema room, salt chlorinated swimming pool and beautifully landscaped gardens

Indicative Selling Price

\$6,000,000 - \$6,500,000

Median House Price

March quarter 2023: \$2,750,000

Comparable Properties



68 Mount St KEW 3101 (VG)

Agent Comments

5
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Price: \$6,800,000

Method: Sale

Date: 27/03/2023

Property Type: House (Res)

Land Size: 858 sqm approx



17 Deepdene Rd DEEPPENE 3103 (REI/VG)

Agent Comments

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Price: \$6,588,888

Method: Sold Before Auction

Date: 26/02/2023

Property Type: House (Res)

Land Size: 1140 sqm approx



23 John St KEW 3101 (VG)

Agent Comments

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Price: \$6,300,000

Method: Sale

Date: 14/02/2023

Property Type: House (Res)

Land Size: 793 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088