

# 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

1/5 Dunure Court, Balwyn Vic 3103

### Indicative selling price

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

Range between \$2,390,000 & \$2,590,000

### Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Balwyn

Period - From 03/03/2024 to 02/03/2025 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	4 Thea Av BALWYN NORTH 3104	\$2,250,000	23/02/2025
2	2/23 Rangeview Gr BALWYN NORTH 3104	\$2,506,000	02/11/2024
3	3/23 Rangeview Gr BALWYN NORTH 3104	\$2,550,000	24/09/2024

**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:

03/03/2025 16:39



 4  3  2

**Property Type:** Townhouse (Single)  
**Land Size:** 349 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,390,000 - \$2,590,000  
**Median Townhouse Price**  
03/03/2024 - 02/03/2025: \$1,600,000

## Comparable Properties



**4 Thea Av BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 23/02/2025  
**Property Type:** Townhouse (Single)



**2/23 Rangeview Gr BALWYN NORTH 3104 (REI/VG)**

[Agent Comments](#)

 4  5  2

**Price:** \$2,506,000  
**Method:** Private Sale  
**Date:** 02/11/2024  
**Property Type:** Townhouse (Single)



**3/23 Rangeview Gr BALWYN NORTH 3104 (REI)**

[Agent Comments](#)

 4  5  2

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 226 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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