

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Helston Street Balwyn North, 3104
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Indicative selling price

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

Range between	\$2,600,000 & \$2,800,000
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Median sale price

Median price	\$3,010,000	Property Type	HOUSE	Suburb	BALWYN NORTH
Period - From	30-Jun-2022	to	29-May-2023	Source	realestate.com.au

Comparable property sales

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	26 Kyora Parade, Balwyn North, Vic 3104	\$2,620,000	03-May-2023
2	18 Carrington Street, Balwyn North, Vic 3104	\$2,705,000	10-Jun-2023
3	7 Grieve Street, Balwyn North, Vic 3104	\$2,910,000	19-Apr-2023

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