

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

5 Kenny Street, Balwyn North Vic 3104

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$2,448,000

Property Type

House

Suburb

Balwyn North

Period - From

01/04/2024

to

30/06/2024

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	16 Ferdinand Av BALWYN NORTH 3104	\$2,850,000	21/09/2024
2	16 Stephens St BALWYN NORTH 3104	\$2,760,000	02/07/2024
3	20 Jacka St BALWYN NORTH 3104	\$2,861,500	11/05/2024

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:

28/09/2024 07:58

5 Kenny Street, Balwyn North Vic 3104

RT Edgar

Annabelle Feng

8888 2000

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afeng@rtedgar.com.au

Indicative Selling Price

\$2,750,000

Median House Price

June quarter 2024: \$2,448,000



4 2 4

Property Type: House (Res)

Land Size: 906 sqm approx

Agent Comments

Comparable Properties



16 Ferdinand Av BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$2,850,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 982 sqm approx



16 Stephens St BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,760,000

Method: Private Sale

Date: 02/07/2024

Property Type: House

Land Size: 1012 sqm approx



20 Jacka St BALWYN NORTH 3104 (REI/VG)

Agent Comments

4 2 2

Price: \$2,861,500

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 996 sqm approx

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



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