

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

5/2a Brenbeal Street, Balwyn Vic 3103

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$871,500

Property Type

Unit

Suburb

Balwyn

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	2/23 Gordon St BALWYN 3103	\$470,000	22/10/2024
2	5/1 Bevan St BALWYN 3103	\$485,000	06/09/2024
3	41/2a Kireep Rd BALWYN 3103	\$490,000	21/06/2024

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:

11/03/2025 15:26

Luke Saville
0437 720 806
luquesaville@theagency.com.au



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$475,000
Median Unit Price
Year ending December 2024: \$871,500

Comparable Properties



2/23 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 22/10/2024
Property Type: Unit



5/1 Bevan St BALWYN 3103 (REI/VG)

Agent Comments

2 1 -

Price: \$485,000
Method: Private Sale
Date: 06/09/2024
Property Type: Apartment



41/2a Kireep Rd BALWYN 3103 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 21/06/2024
Property Type: Retirement Village Complex
Land Size: 81 sqm approx