

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

18 Robert Street, Balwyn North Vic 3104

Indicative selling price

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

Range between

\$4,000,000

&

\$4,400,000

Median sale price

Median price

\$2,242,000

Property Type

House

Suburb

Balwyn North

Period - From

01/01/2024

to

31/03/2024

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	4 Helston St BALWYN NORTH 3104	\$4,600,000	18/04/2024
2	64 Belmore Rd BALWYN 3103	\$4,260,000	15/03/2024
3	10 Glenthorn Av BALWYN NORTH 3104	\$3,999,900	09/11/2023

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:

24/04/2024 18:04



 5
  3
  4

Rooms: Study
Property Type: House
Land Size: 803 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,000,000 - \$4,400,000
Median House Price
 March quarter 2024: \$2,242,000

Renovated 5 bedroom Mid Century home featuring 4 car garage, cellar provision / under house storage. rumpus/ home gym, in-ground swimming pool, pool cabana, alfresco kitchen, renovated kitchen and bathrooms, spectacular horizon views, zoned for Balwyn High School.

Comparable Properties



4 Helston St BALWYN NORTH 3104 (REI)

Agent Comments

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Price: \$4,600,000
Method: Sold Before Auction
Date: 18/04/2024
Property Type: House (Res)
Land Size: 758 sqm approx



64 Belmore Rd BALWYN 3103 (REI)

Agent Comments

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  2

Price: \$4,260,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)



10 Glenthorn Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,999,900
Method: Sold Before Auction
Date: 09/11/2023
Property Type: House (Res)
Land Size: 707 sqm approx

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