

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 Highview Road, Balwyn North Vic 3104

Indicative selling price

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

Single price \$3,700,000

Median sale price

Median price \$2,338,000

Property Type House

Suburb Balwyn North

Period - From 18/11/2023

to 17/11/2024

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	246 Doncaster Rd BALWYN NORTH 3104	\$3,600,000	10/11/2024
2	17 Sutton St BALWYN NORTH 3104	\$3,960,000	25/10/2024
3	26 Aquila St BALWYN NORTH 3104	\$3,600,000	10/08/2024

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:

18/11/2024 14:18



5 6 4

Property Type: House
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000
Median House Price
18/11/2023 - 17/11/2024: \$2,338,000

Comparable Properties



246 Doncaster Rd BALWYN NORTH 3104 (REI)

Agent Comments

5 5 6

Price: \$3,600,000
Method: Expression of Interest
Date: 10/11/2024
Property Type: House (Res)
Land Size: 1015 sqm approx



17 Sutton St BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$3,960,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: House (Res)
Land Size: 752 sqm approx



26 Aquila St BALWYN NORTH 3104 (REI)

Agent Comments

6 6 2

Price: \$3,600,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 712 sqm approx

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



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