

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

57 Tuxen Street, Balwyn North Vic 3104

Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$2,394,444

Property Type House

Suburb Balwyn North

Period - From 01/01/2025

to 31/03/2025

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 Aylmer St BALWYN NORTH 3104 | \$2,763,000 | 05/04/2025 |
| 2 | 12 Jurang St BALWYN 3103 | \$2,860,000 | 24/02/2025 |
| 3 | 7 Albury Rd BALWYN NORTH 3104 | \$2,800,000 | 22/02/2025 |

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:

11/04/2025 11:13



 4  2  2

Property Type: House (Res)
Land Size: 1009 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
March quarter 2025: \$2,394,444

Comparable Properties



16 Aylmer St BALWYN NORTH 3104 (REI)

Agent Comments

 5  3  2

Price: \$2,763,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 706 sqm approx



12 Jurang St BALWYN 3103 (REI)

Agent Comments

 4  3  4

Price: \$2,860,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 705 sqm approx



7 Albury Rd BALWYN NORTH 3104 (REI)

Agent Comments

 6  3  1

Price: \$2,800,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 732 sqm approx

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